20-1-145

Instr:200005080046568 Page: 1 OF 2
REC'D FOR REC 05/08/2000 4:12:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $380.73

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **April, 2000** by and between **SANDRA L. THURMAN** , herein after referred to as GRANTOR, and **VIDALE HORTON and TRACY HORTON** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

SITUATE in Davidson County, Tennessee and being more particularly described as Lot No. 25 on the Plan of Tusculum Gardens Subdivision, Section II, as shown by a map of record in Plat Book 4885 at page 144 in the Davidson County, Tennessee Register of Deeds office.

BEING THE SAME PROPERTY CONVEYED to Sandra L. Thurman by Deed from Karen P. Yates and recorded in Book 11439, page 868, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 239 Tusculum Road, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Sandra L Thurman

SANDRA L. THURMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **SANDRA L. THURMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **April, 2000.**

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

Name and Address of Property Owner:
VIDALE HORTON and TRACY HORTON
239 Tusculum Road, Antioch, TN 37013

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 460, Franklin, TN 37067

Map & Parcel 162-01-0-119.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$102,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **April, 2000.**

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-145