# WARRANTY DEED

Instr:200005310054047 Page: 1 OF 2
REC'D FOR REC 05/31/2000 1:39:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $451.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2000.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kenneth Smith | Franklin American Mortgage Company | 148-10-0/084.00 |
| (NAME) | (NAME) | |
| 3916 East Ridge Drive | 501 Corporate Centre Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dana Burns, executrix of the Estate of Martha B. Parker

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Smith and Edna Smith

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Locustwood, Section 2, as of record in Book 2331, page 147, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Martha B. Parker, a single person by deed from Robert A. Albright and wife, Patricia G. Albright, dated March 19, 1986, and filed for record in Book 6809, page 801, Register's Office for Davidson County, Tennessee. The said Martha B. Parker died February 20, 2000, leaving Dana Burns, executrix of the estate by order of Davidson County, Tennessee Circuit Court case No. 00P362.

unimproved ☐
This is improved ☒ property, known as 3916 East Ridge Drive, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of May, 2000.

Dana Burns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Brentwood, Tennessee this 1st day of May, 2000.

Commission expires: May 28, 2000

Judith C. Jacobs

Notary Public

**State of Tennessee**
**County of Davidson**

On this 1st day of May 2000, before me personally appeared Dana Burns, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal

My Commission Expires 05/28/00

Judith C. Jacobs