20-1-148

Instr:200006120058338 Page: 1 OF 2
REC'D FOR REC 06/12/2000 10:36:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

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 **May, 2000** by and between **DIANAH KAY GILLIHAN PURVIS, (now known as Dianah Butler)** , herein after referred to as GRANTOR, and **REGINALD J. CHEATHAM** , herein after referred to as GRANTEE.

WITNESSETH: 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 11th and 12th Civil Districts of Davidson County, Tennessee, being Lot No. 200 on the plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for said County.

Said Lot No. 200 fronts 125 feet on the northerly side of Lamont Drive and extends back 350.50 feet on the westerly line and 305 feet on the easterly line to a dead line, measuring 133.02 feet thereon

BEING THE SAME PROPERTY CONVEYED to Dianah Kay Gillihan Purvis by Final Decree from C.F. Purvis and recorded in Book 4413, page 830, Register's Office for Davidson County, Tennessee. See also Deed in Book 4089, Page 900.

This is improved/unimproved property known as: 665 Lemont Drive, Nashville, TN 37216

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.

Dianah Kay Gillihan Purvis

DIANAH KAY GILLIHAN PURVIS
Signature of Seller
71 DL# B346-172-44-751-0

INDIVIDUAL Florida
STATE OF ~~TENNESSEE~~)
COUNTY OF Pinellas)

Personally appeared before me, a Notary Public of said County and State, **DIANAH KAY GILLIHAN PURVIS, (now known as Dianah Butler)**, 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. 24th W.S.B.

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

VIOLET H. LAMENDOLA
MY COMMISSION # CC 634280
EXPIRES: March 30, 2001
Bonded Thru Notary Public Underwriters

My Commission Expires:

Violet H. Lamendola
Notary Public
Violet H. Lamendola

Name and Address of Property Owner:
REGINALD J. CHEATHAM
665 Lemont Drive, Nashville, TN 37216

Send Tax Statements to:
Franklin American Mortgage
501 Corporate Centre Dr. Suite 400, Franklin, TN 37067

Map & Parcel 051-14-0 019.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

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 **$115,000.00** 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.

Lori Belton
Affiant

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

SUSAN HATLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Susan Hatlock
Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:

RETURN TO:

Lender's Title Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-148