20-1-097

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

Instr:200006120058529 Page: 1 OF 2
REC'D FOR REC 06/12/2000 1:39:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $286.75

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 2000** by and between **ALANA P. CAMERON, nka Alana Cameron Kirkpatrick, and JEFFREY KIRKPATRICK, her husband** , herein after referred to as GRANTOR, and **INDIA L. TRIPLETT** , 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 **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee

BEING THE SAME PROPERTY CONVEYED to Alana P. Cameron, by Deed from Linda Bradshaw Gaulden and Elaine Bradshaw Pinkerton and recorded in Book 9395, page 365, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4839 ASTER DRIVE, NASHVILLE, TN 37217

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.

Alana P. Cameron
ALANA P. CAMERON
Signature of Seller

JEFFREY KIRKPATRICK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **ALANA P. CAMERON, nka Alana Cameron Kirkpatrick, and JEFFREY KIRKPATRICK, her husband** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **March, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires JAN. 31, 2004
My Commission Expires:_____

LORI LLOYD-BELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Name and Address of Property Owner:
INDIA L. TRIPLETT
765 MCMURRAY DRIVE APT N-4, NASHVILLE, TN 37211

Send Tax Statements to:
Same
,

Map & Parcel 133-16-0 002.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$77,500.00** 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.

Michelle Nichols
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **March, 2000.**

Lori Lloyd-Belton
Notary Public

My Commission Expires JAN. 31, 2004
My Commission Expires: _____

LORI LLOYD-BELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:

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