20-1-089

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

Instr:20000612005B535 Page: 1 OF 2
REC'D FOR REC 06/12/2000 1:49:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $429.20

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **March, 2000** by and between **DONALD M. EGGERS and SUZANNE T. EGGERS** (*), herein after referred to as GRANTOR, and **GREGORY C. BOYD** , 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:

Being Lot No. 149 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 34.63 feet on the easterly margin of Shoppe Court and extends back 129.84 feet on the northerly line and 107.18 feet feet on the southerly line to a broken line in the rear measuring 135.64 feet thereon. BEING THE SAME PROPERTY CONVEYED to Donald M. Eggers and wife, Martha T. Eggers by Warranty Deed from Randall Phillips Builders, Inc. and recorded in Book 5620, page 387, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 309 Shoppe Court, Antioch, TN 37013

(*) SUZANNE T. EGGERS AND MARTHA T. EGGERS ARE ONE AND THE SAME.

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.

DONALD M. EGGERS
Signature of Seller

SUZANNE T. EGGERS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **DONALD M. EGGERS and SUZANNE T. EGGERS** , 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 **24th** day of **March, 2000.**

Notary Public

My Commission Expires: NOV 24, 2001

Name and Address of Property Owner:
GREGORY C. BOYD
309 Shoppe Court, Antioch, TN 37013

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

Map & Parcel 150-11-0-088.00

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 **$116,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **March, 2000.**

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
20-1-087