20-1-242

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

Instr:200006120058537 Page: 1 OF 2
REC'D FOR REC 06/12/2000 1:52:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $405.15

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2000** by and between **Matthew Miller, husband and wife, and Stacy Miller** , herein after referred to as GRANTOR, and **Keith Ridley** , 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:

BEING a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
BEING THE SAME PROPERTY CONVEYED to Matthew Miller and wife, Stacy Miller by Deed from Robert A. McBride and Robert D. McBride and recorded in Book 11604, page 891, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1122 Riverwood 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.

Matthew Miller
Signature of Seller

Stacy Miller
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Matthew Miller, husband and wife, and Stacy Miller** , 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 **May, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Keith Ridley
3834 Crouch Drive, Nashville, TN 37207

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

Map & Parcel # 061-11-0 225.00

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 **$109,500.00** 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.

Lori Bolton
Affiant

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

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/23/2002

RETURN TO:

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