20-1-096

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

Instr:200006270063613 Page: 1 OF 2
REC'D FOR REC 06/27/2000 8:32:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $350.02

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **March, 2000** by and between **Allen Earps and Betty F. Earps** , herein after referred to as GRANTOR, and **MARTHA F. SAUNDERS** , 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 **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 109 on the Plan of Heron Walk Subdivision, Section 5, Phase 2, of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING PART OF THE PROPERTY CONVEYED to Allen Earps and wife, Betty F. Earps by Warranty Deed from Debra R. Powell and recorded in Book 9708, page 720, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 616 Sandy Springs Trail, Madison, TN 37115

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.

Allen Earps By Ruby Earps POA
Allen Earps
Signature of Seller

Betty F. Earps
Betty F. Earps
Signature of Seller By Ruby Earps POA

* See POA of record Book 10662, Page 405

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **22nd** day of **March, 2000** before me personally appeared Ricky Earps , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Earps and Betty F. Earps , and acknowledged that he/she executed the same as the free act and deed of said Ricky Earps

Witness my hand, at office, this **22nd** day of **March, 2000.**

Notary Public

My Commission Expires: My Commission Expires NOV 24, 2001

Name and Address of Property Owner:
MARTHA F. SAUNDERS
616 Sandy Springs Trail, Madison, TN 37115

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

Map & PArcel 052-08-0-A-318.00 CO

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 **$94,600.00** 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 **22nd** day of **March, 2000.**

Notary Public

My Commission Expires: My Commission Expires NOV 24, 2001

RETURN TO:

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