20-1-107

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 **31st** day of **March, 2000** by and between **JERRY BUTLER BUILDERS, LLC.** , herein after referred to as GRANTOR, and **EFREN FERNANDEZ and MARIA N. ORTEGA** , 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. 187, on the final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, at page 519, amended in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF THE SAME PROPERTY CONVEYED to Butler Construction, LLC, by Deed from Sanders and McCrary, Joint Venture, and recorded in Book 11195, page 249, and re-recorded in Book 11741, page 74, Register's Office for Davidson County, Tennessee. BEING THE SAME PROPERTY CONVEYED to JERRY BUTLER BUILDERS, LLC BEING RECORDED SIMULTANEOUSLY HEREWITH

This is improved/unimproved property known as: 209 Pin Oak Court, Antioch, TN 37013

Instr:200006270063976 Page: 1 OF 2
REC'D FOR REC 06/27/2000 3:24:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $475.82

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.

M. Todd Jackson
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **31st** day of **March, 2000** before me personally appeared M. Todd Jackson , 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 Jerry Butler Builders, LLC , and acknowledged that he/she executed the same as the free act and deed of said M. Todd Jackson .

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

Lori Lloyd-Belton
Notary Public

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

LORI LLOYD-BELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:
EFREN FERNANDEZ and MARIA N. ORTEGA
209 Pin Oak Court, Antioch, TN 37013

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

Map & Parcel 164-12-0 059.00

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 **$128,600.00** 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 **31st** day of **March, 2000.**

Lori Lloyd-Belton
Notary Public

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

LORI LLOYD-BELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

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