20-1-100

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

Instr:20000627006401l Page: 1 OF 3
REC'D FOR REC 06/27/2000 3:36:42PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $518.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **March, 2000** by and between **GINO J. LEONE and CHRISTINE L. ANDERSON** , herein after referred to as GRANTOR, and **DAVID G. TAYLOR** , 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 **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Unit No. 93, Building 13, on the plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, Page 4, amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED to Gino J. Leone and Christine L. Anderson, both unmarried, by Deed from E. R. Barggren and wife, Christine Barggren, and recorded in Book 9961, page 714, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 242 Glenstone Circle, Brentwood, TN 37027

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.

GINO J. LEONE
Signature of Seller

CHRISTINE L. ANDERSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GINO J. LEONE**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **March, 2000.**

Notary Public

My Commission Expires: November 18, 2001

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHRISTINE L. ANDERSON**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **March, 2000.**

Notary Public

My Commission Expires November 18, 2001

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **March, 2000.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in **Davidson** County, this **27th** day of **March, 2000.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
DAVID G. TAYLOR
242 Glenstone Circle, Brentwood, TN 37027

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

Map & Parcel 171-02-0-A-093.00 CO

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 **$140,000.00** 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.

Michelle Nichols
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **March, 2000.**

Susan
Notary Public

SUSAN MATLOCK NOTARY PUBLIC LARUE COUNTY, TEXAS DAVIDSON COUNTY

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-100