20-1187

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

Instr:200007120069021 Page: 1 OF 2
REC'D FOR REC 07/12/2000 11:37:18AM
RECORD FEE: $10.00
T. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 2000** by and between **Michael J. Thomason and Mary Catherine Thomason** , herein after referred to as GRANTOR, and **Amy Francis** , 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 Lot No. 98 on the Plan of Section 3, Sutherland Heights of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for the more complete and accurate description of said lot.
BEING THE SAME PROPERTY CONVEYED to Mary Catherine Thomason and husband, Michael J. Thomason by Deed from Mary Catherine McRedmond, now known as Mary Catherine Thomason, and recorded in Book 11156, page 719, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2640 Western Hills Drive, Nashville, TN 37214

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.

Michael J. Thomason
Signature of Seller

Mary Catherine Thomason
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Michael J. Thomason and Mary Catherine Thomason** , 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 **4th** day of **May, 2000.**

Lori Lloyd
Notary Public

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires JAN. 31, 2004

My Commission Expires:_____

Name and Address of Property Owner:
Amy Francis
2640 Western Hills Drive, Nashville, TN 37214

Send Tax Statements to:
Same
,

Map & Parcel # 062-15-0 036.00

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 **$142,900.00** 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 **4th** day of **May, 2000.**

Lori Lloyd
Notary Public

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires JAN. 31, 2004

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-187

State of Tennessee, County of WILLIAMSON
Received for record the 12 day of
MAY 2000 at 12:47 PM. (REC# 369648)
Recorded in official records
Book 1996 Pages 921- 922
Notebook 64 Page 57
State Tax $ 528.73 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 539.73,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS