20-1-283

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

Instr:200007120069034 Page: 1 OF 2
REC'D FOR REC 07/12/2000 12:05:28PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $166.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 2000** by and between **Inverness Group, Inc.** , herein after referred to as GRANTOR, and **Howard L. Floyd** , 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the map of Cobb's Subdivision of Lot 6 of the subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the southerly side of Santi Avenue, formerly Yarbrough Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Inverness Group, Inc. by deed from Cedric Foley and Robbie R. Pillow, Heirs at Law of Lutie Foley of record in Instrument Number: 200004250041054, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2511 Santi Avenue, Nashville, Tennessee 37208

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.

Robert A. Thompson

Robert A. Thompson
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, The Undersigned, a Notary Public of said State and County aforesaid, personally appeared Robert A. Thompson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Inverness Group, Inc., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Franklin, this the **30th** day of **June, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Howard L. Floyd
2511 Santi Avenue, Nashville, Tennessee 37208

Send Tax Statements to:
Franklin American Mortgage
501 Corporate Centre Dr. Suite 400, Franklin

Map & Parcel 081-10-0-114.00

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 **$45,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
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Franklin, Tennessee 37067
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