20-1-762

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

Instr:200008010076024 Page: 1 OF 2
REC'D FOR REC 08/01/2000 1:53:19PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $419.58

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **July, 2000** by and between **Jerry Butler Builders, LLC.** , herein after referred to as GRANTOR, and **Donald O. Tyree** , herein after referred to as GRANTEE.

WITNESSETH: 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. 169 of Meadow Woods, (2nd Rev) Section 2, according to plat and survey of said Lot appearing of record in Plat Book 9700, page 570, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
BEING A PORTION OF THE PROPERTY CONVEYED to Jerry Butler Builder's LLC by Deed from Butler Developers, LLC and recorded in Book 11511, page 370, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 404 Terrapin Trail, Antioch, TN 37013

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.

Susan Matlock, POA

Susan Matlock
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **7th** day of **July, 2000** before me personally appeared Susan Matlock , 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 Susan Matlock .

Witness my hand, at office, this **7th** day of **July, 2000.**

Lori Lloyd-Belt
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires:_____

Name and Address of Property Owner:
Donald O. Tyree
404 Terrapin Trail, Antioch, TN 37013

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

Map & Parcel 164-16-0-A-024.00

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 **$113,400.00** 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.

Kaye Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **July, 2000.**

Lori Lloyd-Belt
Notary Public

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
20-1-262