20-1-320

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

Instr:200008010076029 Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:06:16PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $473.60

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **July, 2000** by and between **Jeremy A. Stinson** , herein after referred to as GRANTOR, and **Eric A. Byars, a married man, and Katherlean Byars** , 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Hillbrook, Section III, as shown on plat of record in Plat Book 3300, page 295, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeremy A. Stinson by deed from Mitchell B. Bates of record in Book 10649, page 56, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3739 Turley Drive, Nashville, TN 37211

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.

Jeremy A. Stinson

Jeremy A. Stinson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

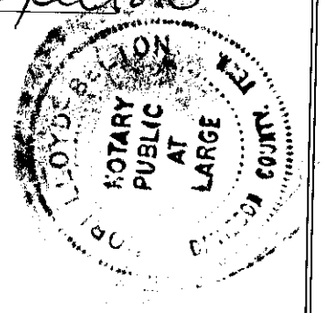
Personally appeared before me, a Notary Public of said County and State, **Jeremy A. Stinson** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Lori Lloyd-Belton
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires:_____



Name and Address of Property Owner:
Eric A. Byars and Katherlean Byars
3739 Turley Drive, Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, Tennessee 37064

Map & Parcel: 148-05-0-023.00

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 **$128,000.00** 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.

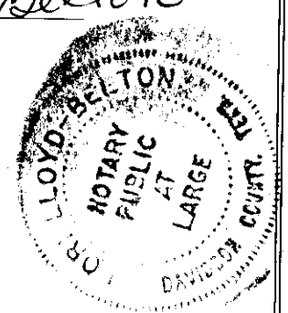
Kaye Jones
Affiant

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

Lori Lloyd-Belton
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires: _____



RETURN TO:

Lender's Title & Escrow LLC
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Franklin, Tennessee 37067
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