20-1.362

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

Instr:200008010076035 Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:14:44PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $288.60

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2000** by and between **Anthony Pickett and Phylis Pickett** , herein after referred to as GRANTOR, and **Cleveland R. Fuller and Gracie A. Fuller** , 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. 415 on the Plan of Bordeaux Hills, Section 7, as of record in Book 3842, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 415 fronts 60 feet on the Southwesterly side of Hospital Lane and runs back between lines 132.5 feet on the Northwesterly line and 103.84 feet on the Southeasterly line to a deed line on the rear, measuring 78.09 feet thereof.

BEING THE SAME PROPERTY CONVEYED to Anthony Pickett and wife, Phyllis Pickett by Deed from Associates Financial Services Company of Tennessee, Inc. and recorded in Instrument 200005100047404, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3373 Hospital Lane, Nashville, TN 37212

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.

Anthony Pickett
Anthony Pickett
Signature of Seller

Phyllis Pickett
Phyllis Pickett
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Anthony Pickett and Phyllis Pickett** , 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 **20th** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3-23-2002

Name and Address of Property Owner:
Cleveland R. Fuller and Gracie A. Fuller
3373 Hospital Lane, Nashville, TN 37212

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

Map & Parcel 080-07-0 061.00

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 **$78,000.00** 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 **20th** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/23/2002

RETURN TO:

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