20-1-349

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

Instr:200008150080516 Page: 1 OF 2
REC'D FOR REC 08/15/2000 8:22:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $512.45

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **July, 2000** by and between **Danny T. Eaton and wife, Melanie L. Eaton** , herein after referred to as GRANTOR, and **Lilian Lawrence-Crabtree, a married woman** , 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 **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sherry Heights, Section II, of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Danny T. Eaton and wife, Melanie L. Eaton by deed from Heir at Law of Charles Ralph Phipps being Wendall Ray Phipps of record in Book 11394, page 50, dated March 18, 1999, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 108 Port Drive, Madison, Tennessee 37115

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.

Danny T. Eaton
Signature of Seller

Melanie L. Eaton
Melanie L. Eaton
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Danny T. Eaton and wife, Melanie L. Eaton** , 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 **21st** day of **July, 2000.**

Notary Public

My Commission Expires: March 24, 2001

Name and Address of Property Owner:
Lilian Lawrence-Crabtree
108 Port Drive, Madison, Tennessee 37115

Send Tax Statements to:
America's Wholesale
250 Old Hickory Blvd, Ste #180, Brentwood, TN 37027

Map & Parcel 042-10-0-014.00

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 **$138,500.00** 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.

Erika Leigh Haglund
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **July, 2000.**

Notary Public

My Commission Expires: March 24, 2001

RETURN TO:

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