20-1-S18

Instr:200008160081025 Page: 1 OF 2
REC'D FOR REC 08/16/2000 8:49:31AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $423.28

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 2000** by and between **Jerry Butler Builders** , herein after referred to as GRANTOR, and **Ronald Stiles** , 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 **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 157 of the Meadow Woods Subdivision, Section 2, Phase 2 in Davidson County, Tennessee, as recorded in Plat Book 200003090024168.

BEING A PORTION OF THE PROPERTY CONVEYED to Jerry Butler Builders, 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: 1125 Pin Oak Drive, Antioch, TN 37086

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.

M. Todd Jackson
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Susan Matlock a Notary Public of said State and County aforesaid, personally appeared M. Todd Jackson 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 POA Jerry Butler Builders, the within named bargainor, a corporation, and that he/she as POA, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as POA.

Witness my hand and seal, at office in Franklin, this the **31st** day of **July, 2000.**

Susan Matlock
Notary Public

My Commission Expires NOV 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
Ronald Stiles
1125 Pin Oak Drive, Antioch, TN 37086

Send Tax Statements to:
North American Mortgage Company
4301 Hillsboro Pike, Suite 328, Franklin

Map & Parcel 164-16-0-A-012.00 CO

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 **$114,400.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 2000.**

Susan Matlock
Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-318