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

Instr:200008230083539 Page: 1 OF 2
REC'D FOR REC 08/23/2000 1:51:58PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $329.30

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 2000** by and between **Homer C. Coss and Tennie G. Coss** , herein after referred to as GRANTOR, and **Dollie Cason** , 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 **Williamson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 23 on the Plan of Riverwood Terrace, as of record in Book 1835, page 134, Register's Office of Davidson County, Tennessee. Said Lot No. 23 fronts 96.46 feet on the southerwesterly side of Shadow Lane and extends back 118.40 feet on the northwesterly line and 137.24 feet on the southeasterly line to a deed line which is a broken line, measuring 182 feet thereon.

BEING THE SAME PROPERTY CONVEYED to Homer C. Coss and wife, Tennie G. Coss by Deed from Geoffrey E. Kershaw and wife, Rita F. Kershaw and recorded in Book 4462, page566, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2803 Shadow Lane, Nashville, TN 37216

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.

Homer C. Coss
Homer C. Coss
Signature of Seller

Tennie Coss
Tennie G. Coss
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Homer C. Coss and Tennie G. Coss** , 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 **31st** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Dollie Cason
2803 Shadow Lane, Nashville, TN 37216

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

Map & Parcel 073-05-0 179.00

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 **$89,000.00** 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 **31st** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-338