20-1,345

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

Instr:200008290085079 Page: 1 OF 2
REC'D FOR REC 08/29/2000 9:40:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $406.63

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **August, 2000** by and between **Julia Diane Cost, a married woman, and Brett Cost** , herein after referred to as GRANTOR, and **Howard J. Hilton** , 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 **Hermitage,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, being Lot No. 23 on the Plan of Stoner Mill, SectionTwo, of record in Plat Book 6200, page 904, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julia Diane Cost, married, by deed from Gilbert Smith, d/b/a Precision Homes, of record in Book 8871, page 599, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 844 Stoner Mill Rd, Hermitage, Tennessee 37076

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.

Julia Diane Cost

Julia Diane Cost
Signature of Seller

Brett Cost

Brett Cost
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Julia Diane Cost, a married woman, and Brett Cost** , 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 **18th** day of **August, 2000.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE TN

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Howard J. Hilton
844 Stoner Mill Rd, Hermitage, TN 37076

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400, Franklin, TN 37067

Map & Parcel: 76-9-006.00

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 **$109,900.00** 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 **18th** day of **August, 2000.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE TN

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-395