Davidson County DEEDWARR
Recvd: 09/07/00 15:27 2pgs
Fees:11.00 Taxes:296.00

20000907-0088748

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 **24th** day of **August, 2000** by and between **Alvin Julius Watson and wife, Valeria Annette H. Watson** , herein after referred to as GRANTOR, and **Sherard D. Watson** , 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Haynes Estates, Section 1, as of record in Book 3700, page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alvin Julius Watson and wife, Valeria Annette H. Watson by deed from W.L. Bainbridge Company of record in Book 4221, page 898, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3004 Kings Lane, Nashville, Tennessee 37218

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.

Alvin Julius Watson
Signature of Seller

Valeria Annette H. Watson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Alvin Julius Watson and wife, Valeria Annette H. Watson** , 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 **24th** day of **August, 2000.**

Notary Public

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-18-01

Name and Address of Property Owner:
Sherard D. Watson
3004 Kings Lane, Nashville, TN 37218

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

Map & Parcel: 059-10-0 - 092.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$80,000.00** 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.

Kaye Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **August, 2000.**

Notary Public

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-18-01

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-393