Davidson County DEEDWARR
Recvd: 10/12/00 08:54 2pgs
Fees:11.00 Taxes:518.00
20001012-0101228

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 **29th** day of **September, 2000** by and between **John J. Nestor and Christine W. Nestor** , herein after referred to as GRANTOR, and **Susan Krauser** , herein after referred to as GRANTEE.

WITNESSETH: 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, and being Unit No. 2 on the plan of Winchester Place Condominiums as of record at Book 6200, page 555, and as setforth in the Master Deed as of record at Book 7088, page 131, both in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being the same property conveyed to John J. Nestor by deed from Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever of record in Book 11503, page 336, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2112 Blair Blvd #2, Nashville, TN 37211

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.

John J. Nestor
Signature of Seller

Christine W. Nestor
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **John J. Nestor and Christine W. Nestor**, 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 **29th** day of **September, 2000.**

Notary Public

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 30, 2003

Name and Address of Property Owner:
Susan Krauser
2112 Blair Blvd #2, Nashville, TN 37211

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

Map & Parcel: 104-15-0-B-002.00 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 **$140,000.00** 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 **29th** day of **September, 2000.**

Notary Public

SUSAN MALLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 24, 2001

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-511