20-1-512

Davidson County DEEDWARR
Recvd: 10/12/00 09:04 2pgs
Fees:11.00 Taxes:387.76

20001012-0101238

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 **5th** day of **October, 2000** by and between **Micheal W. Redd and wife, Mardell S. Redd** , herein after referred to as GRANTOR, and **Angela D. Ware and Prentice L. Thompson** , 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. 118 on the plan of Bellshire Terrace, Section Two, of record in Book 6250, pages 673 and 674, Register's Office for said County.

Said Lot No. 118 fronts 69.47 feet on the easterly side of Tempany Court and extends back 173.31 feet on the northerly line and 179.10 feet on the southerly line to a broken line in the rear, measuring a total of 77.36 feet thereon.

Being the same property conveyed to Micheal W. Redd and wife, Mardell S. Redd, by deed from R. E. Potter, Inc. of record in Book 7454, page 754, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1432 Tempany Court, Nashville, Tennessee 37207

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.

Micheal W. Redd
Micheal W. Redd
Signature of Seller

Mardell S. Redd
Mardell S. Redd
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Micheal W. Redd and wife, Mardell S. Redd** , 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 **5th** day of **October, 2000.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Angela D. Ware and Prentice L. Thompson
1432 Tempany Court, Nashville, Tennessee 37207

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

Map & Parcel: 050-04-0-42.00

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 **$104,800.00** 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 **5th** day of **October, 2000.**

Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-512