PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 10/19/00 14:07 2pgs
Fees:11.00 Taxes:442.15

20001019-0103833

WARRANTY DEED

*Anna Novella Davis

THIS INDENTURE is made and entered into this **6th** day of **October, 2000** by and between , herein after referred to as GRANTOR, and **Michael Wyatt and wife, Michelle Wyatt** , 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. 11, Block No. 52 on the Subdivision of Lots No. 37 and 52, on the O.B. Hayes Rokeby Plan, of record in Book 547, page 2, Register's Office for said County.

Said Lot No. 11 fronts 55 feet on the westerly side of 15th Avenue South, formerly Washington Street, and runs back 153.11 feet on the north line and 154.3 feet on the south line to a dead line in the rear on which it measures 55 feet.

BEING THE SAME PROPERTY CONVEYED to Anna Novella Davis by Quitclaim Deed George L. Davis and recorded in Instrument 20000918-0092642, Register's Office for Davidson County, Tennessee.
This is improved/unimproved property known as: 1431 15th Avenue South, Nashville, Tennessee 37212

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.

Anna Novella L. Davis

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, *Anna Novella Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **October, 2000.**

Notary Public

My Commission Expires:_____

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

Name and Address of Property Owner:
Michael Wyatt and Michelle Wyatt
1431 15th Avenue South, Nashville, Tennessee 37212

Send Tax Statements to:
FRANKLIN MORTGAGE FUNDING
2603 ELM HILL PIKE, SUITE G, NASHVILLE, TN

Map & Parcel 105-05-74

My Commission Expires MAR. 30, 2003

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$119,500.00

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 **$** 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 **6th** day of **October, 2000.**

Notary Public

My Commission Expires: _____

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

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
20-2-052

My Commission Expires MAR. 30, 2003