20-1-630

Davidson County DEEDWARR
Recvd: 12/05/00 15:32 2pgs
Fees:11.00 Taxes:381.10

20001205-0119759

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 **30th** day of **November, 2000** by and between **Timothy Oldham and Roger Tucker** , herein after referred to as GRANTOR, and **Andrew P. Todd** , 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 located in Davidson County, Tennessee, described as follows:

BEING Lot 3 of a portion of the resubdivision of Lots 26, 27, 28 and the east 50 feet of Lot 29 of Inglewood Place, in the 7th Councilmanic District, Davidson County, Tennessee, and more particularly described as follows: Lot No. 3: Said Lot No. 3 fronts 53.00 feet on the northerly side of Kirkland Avenue and runs back between parallal lines 189.75 feet to a dead line on the rear on which it measures 53.00 feet thereon.

Being the same property conveyed to Timothy Oldham, a single person and Roger Tucker, a single person, by deed from Wayne Williams and wife, Juanita Williams of record in Book 10455, page 241, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1227 Kirkland Avenue, Nashville, TN 37216

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.

Timothy Oldham
Signature of Seller

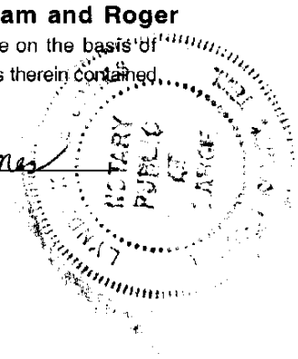
Roger Tucker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Timothy Oldham and Roger Tucker** , 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 **30th** day of **November, 2000.**

Lynda Kaye Jones
Notary Public



My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Andrew P. Todd
1227 Kirkland Avenue, Nashville, TN 37216

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 460, Franklin, TN 37067

Map & Parcel: 072-07-0-020.00

AFFIDAVIT OF VALUE

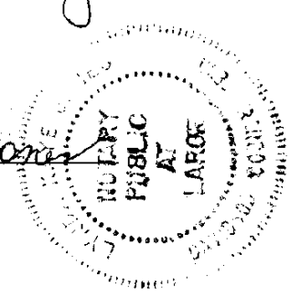
STATE OF TENNESSEE
COUNTY OF Williamson

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 **$103,000.00** 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 **30th** day of **November, 2000.**

Lynda Kaye Jones
Notary Public



My Commission Expires: 3/23/2002

RETURN TO:

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