Davidson County DEEDWARR
Recvd: 12/20/00 14:44 2pgs
Fees:11.00 Taxes:351.13
20001220-0124905

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 **20th** day of **December, 2000** by and between **David R. Luster** , herein after referred to as GRANTOR, and **Constance R. Bailey** , 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. 186 on the Map of Joywood Heights, Section I, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 55 feet on the westerly side of Jones Circle and runs back 142 feet on the northerly line and 151.5 feet on the southerly line to a dead line, measuring 66 feet thereon.

Being the same property conveyed to David R. Luster, unmarried, by deed from Grand Canyon Properties, LLC, of record in Instrument Number 20000919-0092891, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2014 Jones Circle, Nashville, TN 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.

David R. Luster
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **David R. Luster** , 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 **20th** day of **December, 2000.**

Notary Public

My Commission Expires: 11-18-01

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

Name and Address of Property Owner:
Constance R. Bailey
2014 Jones Circle, Nashville, TN 37207

Send Tax Statements to:
Same
,

Map and parcel 071-08-0-114.00

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 **$94,900.00** 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.

David R. Luster
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **December, 2000.**

Notary Public

My Commission Expires: 11-18-01

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

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-A-697