21-1-001

Davidson County DEEDWARR
Recvd: 02/09/01 09:34 2pgs
Fees:11.00 Taxes:286.38
20010209-0012828

**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 **31st** day of **January, 2001** by and between **James A. Hall and wife, Ruby Marie Hall***, herein after referred to as GRANTOR, and **Colleen Lincoln** , 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,Lot No. 418 on the Plan of Sunrise Heights, Second Plan of record in Book 421, page 46, Register's Office for said County, to which plan reference is here made for a more complete description.**

**Being the same property conveyed to James A. Hall and wife, Marie Ruby Hall by deed from US Bank National Association, f/k/a First Bank National Association, dated May 11, 2000, of record in Instrument Number 200005160049012, Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 3516 Saindon Drive, Nashville, TN 37211**

*A/K/A Marie Ruby Hall

**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.

James A Hall
**James A. Hall**
Signature of Seller

Ruby Marie Hall
**Ruby Marie Hall**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **James A. Hall and wife, Ruby Marie Hall** , 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 **31st** day of **January, 2011.**

Notary Public

My Commission Expires: My Commission Expires NOV 24, 2011

Name and Address of Property Owner:
**Colleen Lincoln**
**3516 Saindon Drive, Nashville, TN 37211**

Send Tax Statements to:
**Franklin American Mortgage**
**501 Corporate Centre Dr. Suite 400, Franklin, TN 37067**

**Map & Parcel: 133-05-0-013.00**

# 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 **$77,400.00** 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 **31st** day of **January, 2011.**

Notary Public

My Commission Expires: My Commission Expires NOV 24, 2011

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-001