26-1-93

Davidson County DEEDWARR
Recvd: 02/21/01 10:45 2pgs
Fees:11.00 Taxes:340.40

20010221-0016154

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 **9th** day of **February, 2001** by and between **Nancy M. Whitney** , herein after referred to as GRANTOR, and **Lloyd A. Cannon** , 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. 80 on the Map of E. B. Craig's Subdivision of the Crownoever Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennesse.

Said Lot 80 fronts 50 feet on the easterly side of Burrus Street and runs back 151.5 feet on the northerly line and 150.5 feet on the southerly line to a dead line, measujring 50 feet thereon.

Being the same property conveyed to Houston Whitney and wife, Nancy M. Whitney by deed dated August 30, 1995, from Elsie B. Perry, a widow, of record in Book 9793, page 448, Register's Office for Davidson County, Tennessee.

The said Houston Whitney having since deceased.

This is improved/unimproved property known as: 3724 Burrus Street, 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.

Nancy M. Whitney

Nancy M. Whitney
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Nancy M. Whitney** , 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 **9th** day of **February, 2001.**

Lynda Kaye Jones
Notary Public

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Lloyd A. Cannon
3724 Burrus Street, Nashville, TN 37216

Send Tax Statements to:
Equifirst Mortgage Corp.
820 Forest Point Circle, Charlotte, NC 28273

Map & Parcel: 61-14-178

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 **$92,000.00** 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.

x Lloyd A Cannon
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **February, 2001.**

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
20-1-733