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

Davidson County DEEDWARR
Recvd: 03/02/01 13:12 2pgs
Fees:11.00 Taxes:436.23
20010302-0019775

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **February, 2001** by and between **Sharon Anderson and John Langhorne** , herein after referred to as GRANTOR, and **Laura Randle Wilkins** , 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. 43 on the Plan showing subdivision of Lots 8,9 and 10 and part of Lot 7 in Block "A", Lots 13 and 14 in Block "B" and all of Block "C" in the subdivision on The Weakley Home Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 44.3 feet on the southerly side of Benjamin Street and runs back 160 feet on the west line, and 168 feet on the east line, with the easterly margin of Setliff Street, to an alley, and shows 90 feet on said alley.

Being the same property conveyed to Sharon Lynn Anderson by deed from Medical Equities, Inc. of record in Book 10148, page 882, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 826 Setliff Place, Nashville, TN 37206

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.

Sharon Anderson by Karen Hoff POA
Sharon Anderson
Signature of Seller

John Langhorne by Karen Hoff POA
John Langhorne
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **9th** day of **February, 2001** before me personally appeared Karen Hoff , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon Anderson and John Laghorne , and acknowledged that he/she executed the same as the free act and deed of said Karen Hoff .

Witness my hand, at office, this **9th** day of **February, 2001.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Laura Randle Wilkins
826 Setliff Place, Nashville, TN 37206

83-6
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Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

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 **$117,900.00** 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.

Affiant

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

Notary Public

My Commission Expires: _____

RETURN TO:

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