27-1-121

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

Davidson County DEEDWARR
Recvd: 03/19/01 15:19 3pgs
Fees:15.00 Taxes:317.83
20010319-0026184

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **February, 2000** by and between **William H. Dorris and Robert B. Huffine** , herein after referred to as GRANTOR, and **Josh Elkins and Stacy Lawson** , 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:

Being Lot No. 61 on the Map of Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Dorris and Robert H. Huffine, as tenants in common, by deed from William H. Dorris and Susan Kellogg of record in ~~Book~~ Instrument # 20010220-0015287 ~~Page~~ _____, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3617 Baxter Ave, 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.

William H. Dorris
Signature of Seller

Robert B. Huffine
Signature of Seller

Name and Address of Property Owner:
Josh Elkins and Stacy Lawson
3617 Baxter Ave, Nashville, Tn 37216

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 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 **$85,900.00** 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 **21st** day of **February, 2000.**

Notary Public

My Commission Expires: My Commission Expires

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-121

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William H. Dorris**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **21st** day of **February, 2000.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/25/03

My Commission Expires OCT. 25, 2003

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert B. Huffine**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **21st** day of **February, 2000.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 30, 2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in **Davidson** County, this **21st** day of **February, 2000.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in **Davidson** County, this **21st** day of **February, 2000.**

_____
Notary Public

My Commission Expires:_____