Davidson County DEEDWARR
Recvd: 04/02/01 12:55 2pgs
Fees:11.00 Taxes:525.68

20010402-0031282

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 **16th** day of **March, 2001** by and between **William F. Cook and Rosemary Cook** , herein after referred to as GRANTOR, and **Adam D. Crews** , 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 **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Book 7900, page 909 and amended in Book 9700, page 437, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Cook and wife, Rosemary Cook by deed from Yardian Construction, Inc. of record in Book 11362, page 305, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

This is improved/unimproved property known as: 4104 October Woods Dr., Antioch, Tn 37013

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 F. Cook
William F. Cook
Signature of Seller

Rose Mary Cook
Rosemary Cook
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **William F. Cook and Rosemary Cook** , 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 **16th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Adam D. Crews
4104 October Woods Dr., Antioch, Tn 37013

map and parcel numbers:
183-05-0-A 092.00

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Ste 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 **$142,077.00** 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 **16th** day of **March, 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
21-1-127