Davidson County DEEDWARR
Recvd: 04/06/01 16:19 2pgs
Fees:11.00 Taxes:453.25



20010406-0034195

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 **5th** day of **July, 2000** by and between **Gary Derrick and Veressa Derrick** , herein after referred to as GRANTOR, and **Brenda Lee Mallette** , 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. 6 on the Plan of Edge-O-Lake, Section 20-A, as of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gary Derrick and Veressa Johns by deed from the U.S. Department of Veterans Affairs of record in Book 8338, page 704, Register's Office for Davidson County, Tennessee.

Veressa Johns and Veressa Derrick being one and the same person.

This is improved/unimproved property known as: 3024 Goodwin Drive, Nashville, TN 37217

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.

Gary Derrick

Gary Derrick
Signature of Seller

Veressa Derrick

Veressa Derrick
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Gary Derrick and Veressa Derrick**, 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 **5th** day of **July, 2000.**

Lori Floyd-Reed
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires:_____

Name and Address of Property Owner:
Brenda Lee Mallette
3024 Goodwin Drive, Nashville, TN 37217

Send Tax Statements to:
Saxon Mortgage
4880 Cox Road, Glen Allen, VA 23060

Map & Parcel: 136-13-093

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 **$122,500.00** 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.

Kaye Jones
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **July, 2000.**

Lori Floyd-Reed
Notary Public

My Commission Expires JAN. 31, 2004

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-263