21- 1-159

Davidson County DEEDWARR
Recvd: 04/09/01 09:10 2pgs
Fees:11.00 Taxes:379.25

20010409-0034332

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 **26th** day of **March, 2001** by and between **JOYCE H. HOLDEN and JEFFREY S. HOLDEN** , herein after referred to as GRANTOR, and **CHRISTOPHER DEANE HAEFNER and CHRISTENAH A. HAEFNER** , 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:

BEING Lot No. 27, Antioch Park, Section One, of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce H. Holden and Jeffrey S. Holden by Quitclaim Deed from Cindy S. Smith, Trustee of record in Book 8677, page 46, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 87 BENZING ROAD, 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.

Joyce H Holden
JOYCE H. HOLDEN
Signature of Seller

Jeffrey S. Holden
JEFFREY S. HOLDEN By
Signature of Seller

Joyce H Holden
POA

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **26th** day of **March, 2001** before me personally appeared Joyce H. Holden (for herself and as attorney-in-fact for Jeffrey S. Holden) , 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 Jeffrey S. Holden , and acknowledged that he/she executed the same as the free act and deed of said Joyce H. Holden (for herself and as attorney-in-fact for Jeffrey S. Holden)

Witness my hand, at office, this **26th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
CHRISTOPHER DEANE HAEFNER and CHRISTENAH A. HAEFNER
87 BENZING ROAD, ANTIOCH, TN 37013

Send Tax Statements to:
SouthTrust Mortgage
210 Wildwood Parkway, Birmingham, AL 35209
162-7-26

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 **$102,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

RETURN TO:

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