21-1-303

Davidson County DEEDWARR
Recvd: 04/09/01 09:16 2pgs
Fees:11.00 Taxes:351.50
20010409-0034335

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 **30th** day of **March, 2001** by and between **WILLIAM A HOGAN** , herein after referred to as GRANTOR, and **CHAD E MALONE** , 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 **GOODLETSVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Gatewood Subdivision, Section 1, which is of record in Plat Book 3300, Pages 49-52, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to William A. Hogan and wife, Lavana J. Hogan, by Deed from Ronald Lee Gilliam and wife, Tracy Lynn Gilliam, of record in Book 11019, page 19, Register's Office for Davidson County, Tennessee. Lavana J. Hogan has since deceased leaving William A. Hogan as surviving tenant by the entireties.

This is improved/unimproved property known as: 405 JANETTE AVENUE, GOODLETSVILLE, TN 37072

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 A. Hogan BY Richard L. Miller P.O.A.

WILLIAM A HOGAN
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **30th** day of **March, 2001** before me personally appeared Richard Rollins , 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 William A. Hogan , and acknowledged that he/she executed the same as the free act and deed of said Richard Rollins .

Witness my hand, at office, this **30th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON CO

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
CHAD E MALONE
405 JANETTE AVENUE, GOODLETSVILLE, TN 37072

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

Map & Parcel 033-12-0 119.00

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 **$95,000.00** 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 **30th** day of **March, 2001.**

Lynda Kaye Jones
Notary Public

KAYE JONES NOTARY PUBLIC AT LARGE DAVIDSON CO

My Commission Expires: 3/23/2002

RETURN TO:

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