21-F452

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 **April, 2001** by and between **IDA BELLE COOPER, a single woman** , herein after referred to as GRANTOR, and **JEFFREY J TAYLOR, a single man** , 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:

Being Lot No. 68 on the Plan of Blanchard Heights, as of record in Book 2663, pages 62 and 63, Register's Office for Davidson County.

Said Lot No. 68 fronts 127.73 feet on the southerly side of Creekswide Court, as measured aroung a curve, and 130 feet on the easterly line, 237.35 feet on the westerly line to a dead line in the rear on which it measures 206.46 feet.

Being the same property conveyed to Ida Belle Cooper by deed from James P. Smith a widower of record in instrument number 200005030044573 dated May 3, 2000 in the Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 203 CREEKSIDE CT, NASHVILLE, TN 37211

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.

Ida Belle Cooper
IDA BELLE COOPER
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/04/01 10:40 2pgs
Fees:11.00 Taxes:251.60

20010504-0046115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **IDA BELLE COOPER, a single woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
JEFFREY J TAYLOR
348 CLEARWATER, NASHVILLE, TN 37210

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

MAP & PARCEL 148-14-55

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 **$68,000.00** 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 **April, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-452