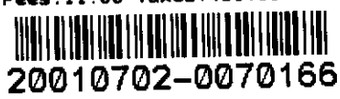
21-522

Davidson County DEEDWARR
Recvd: 07/02/01 18:36 2pgs
Fees:11.00 Taxes:481.00



20010702-0070166

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 **18th** day of **May, 2001** by and between **MICHELLE L. LABREC** , herein after referred to as GRANTOR, and **WILLIAM B. SMITH III** , 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 Sounty, TN being Lot No. 87 on the Plan of Belle Pointe, Phase 2, of record in Plat Book 6250, Page 797, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michelle L. LaBrec by deed from Jeff Carlton Eisentrout, unmarried dated March 15, 1996 and recorded in Book 9981, page 344, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 623 BARLIN DRIVE, NASHVILLE,TN 37221

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.

Michelle L. LaBrec

By: **James A. Labrec** POA
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **18th** day of **May, 2001** before me personally appeared James A. Labrec , 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 Michelle L. Labrec , and acknowledged that he/she executed the same as the free act and deed of said James A. Labrec .

Witness my hand, at office, this **18th** day of **May, 2001.**

My Commission Expires NOV. 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
WILLIAM B. SMITH III
623 BARLIN DRIVE, NASHVILLE, TN 37221

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 460, Franklin, TN 37067

Map & Parcel 142-10-0-B 087.00 co

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 **$130,000.00** 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 **18th** day of **May, 2001.**

Notary Public

My Commission Expires: _____

My Commission Expires NOV. 24, 2001

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-522