Davidson County DEEDWARR
Recvd: 07/31/01 13:24 2pgs
Fees:13.00 Taxes:221.63

20010731-0081046

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 **7th** day of **June, 2001** by and between **PATRICK J BAUTZ and wife, LAURIE A BAUTZ** , herein after referred to as GRANTOR, and **JERRY BETHEL** , herein after referred to as GRANTEE.

WITNESSETH: 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. 77B, Zone Lot Division, Lots Nos. 76 and 77, of Harborgate, Section Two, of record in Plat Book 6200, page 488, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J Bautz and wife Laurie A Bautz by Warranty Deed dated October 19, 1999 and recorded December 7, 1999 from Todd P. Jones, married , of record in Instrument No. 199912070300338, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 904 LAUREN COURT, 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.

Patrick J. Bautz
PATRICK J BAUTZ By: N. Todd Jackson, POA
Signature of Seller

Laurie A. Bautz
LAURIE A BAUTZ By: N. Todd Jackson, POA
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **7th** day of **June, 2001** before me personally appeared M. Todd Jackson, 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 Patrick J. Bautz and Laurie A. Bautz, M. Todd Jackson and acknowledged that he/she executed the same as the free act and deed of said

Witness my hand, at office, this **7th** day of **June, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
JERRY BETHEL
904 LAUREN COURT, NASHVILLE, TN 37217

Send Tax Statements to:
Countrywide Home Loans
8501 Fallbrook Ave., West Hills, CA 91304

Map & Parcel #136-14-0 231.0

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 **$59,900.00** 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 **7th** day of **June, 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
21-1-514