21-1-570

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

Davidson County DEEDWARR
Recvd: 08/03/01 14:12 2pgs
Fees:13.00 Taxes:99.90
20010803-0083093

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **July, 2001** by and between **SANDRA FAYE LANIUS and KRISTE S. LANIUS** , herein after referred to as GRANTOR, and **PAMELA CHRISTIANSEN** , 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 **Goodlettsville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 2 on the Final Plat of The Sandra Faye Lanius Lots 1542 Springfield Highway of record in Instrument No. 200103160025372, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Sandra Faye Lanius and Kriste S. Lanius by Quitclaim Deed from Sandra Faye Lanius of record in Book 10199, page 81, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: Lot 2 Sandra Faye Lanius S/D, Goodlettsville, TN

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.

Sandra Faye Lanius

SANDRA FAYE LANIUS
Signature of Seller

Kriste S. Lanius

KRISTE S. LANIUS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **SANDRA FAYE LANIUS and KRISTE S. LANIUS** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **July, 2001.**

Notary Public

My Commission Expires NOV. 24, 2004

My Commission Expires:_____

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:
PAMELA CHRISTIANSEN
239 D AURORA AVE, MADISON, TN 37115

Send Tax Statements to:
Same
,

Map and parcel 007-00-0-025.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 **$27,000.00** 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 **9th** day of **July, 2001.**

Notary Public

My Commission Expires NOV. 24, 2004

My Commission Expires:_____

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-510