21-1-817

Davidson County DEEDWARR
Recvd: 09/04/01 14:50 2pgs
Fees:13.00 Taxes:412.55
20010904-0095459

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 **23rd** day of **August, 2001** by and between **AMY A. MILLS MATHIS and ROGER DALE MATHIS** , herein after referred to as GRANTOR, and **JAMES R. SCHMIDT** , 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 County, Tennessee, being the easterly half of Lot No. 138 on the Map of Inglewood Place, as of record in Book 32, page 101, Register's Office for said County.

Said part of Lot No. 138 fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Amy A. Mills by deed from Charles Preston Hunley Jr. of record in Book 11461, page 667, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1134 HOWARD AVE., NASHVILLE, TN 37216

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.

AMY A. MILLS MATHIS
Signature of Seller

ROGER DALE MATHIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **AMY A. MILLS MATHIS and ROGER DALE MATHIS** , 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 **23rd** day of **August, 2001.**

Notary Public

My Commission Expires: May 23, 2005

Name and Address of Property Owner:
JAMES R. SCHMIDT
1134 HOWARD AVE., NASHVILLE, TN 37216

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

MAP AND PARCEL--072-03-0 187.00

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 **$111,500.00** 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 **23rd** day of **August, 2001.**

Notary Public

My Commission Expires: May 23, 2005

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-817