21-1-874

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

Davidson County DEEDWARR
Recvd: 09/04/01 14:52 2pgs
Fees:13.00 Taxes:259.00
20010904-0095461

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **August, 2001** by and between **Susan Patterson and k/n/a Susan O. Lane Gilbert Marvin Lane**, herein after referred to as GRANTOR, and **Keli J Sims** , 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:

Land in Davidson County, Tennessee, being Townhouse No. 111, Building No. 17, on the Plan of Hickory Valley Condominiums, Phase II, and of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Susan O. Patterson, unmarried, by deed from James L. Vassar and wife Delila K. Vassar dated October 28, 1992 and recorded in Book 8769, page 24, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5510 Country Dr. #111, 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.

Susan O. Lane
Susan Patterson
Signature of Seller

k/n/a Susan O. Lane

Gilbert Marvin Lane
Gilbert Marvin Lane
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Susan Patterson and k/n/a Susan O. Lane and Gilbert Marvin Lane** , 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 **20th** day of **August, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Keil J Sims
5510 Country Dr. #111, Nashville, TN 37211

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE SUITE 400, FRANKLIN, TN 37067

MAP AND PARCEL--162-09-0-A-111.00 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 **$70,000.00** 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 **20th** day of **August, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

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