21-1805

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 **September, 2001** by and between **Champion Properties, LLC** , herein after referred to as GRANTOR, and **William G. Royster and Jane M. Royster** , 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 **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 4 on the plan of Pierce Place, Section 2, or record in Book 5190, Page 759, as amended in Book 6050, Page 10, Registers Office of Davidson County, Tennessee, to which plan in reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Champion Properties, LLC by deed from John R. Buchanan dated August 23, 1997 and recorded in Book 10583, page 121, Register's Office of Davidson County, Tennessee.

The property is conveyed subject to the following:

1) All matters for Lot No. 4 appearing on the plan of Pierce Place, Section 2, of record in Book 5190, page 759, amended in Book 6050, page 10, Register's Office for said County.

2) Sewer Easement of record in Book 6619, page 891, Register's Office for Davidson County, Tennessee.

3) Joint Driveway Easement of record in Book 6679, page 465, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1309 & 1311 Pierce Rd., Madison, TN 37115

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.

John R. Buchanan
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/24/01 13:58 2pgs
Fees:13.00 Taxes:571.65

20010924-0103034

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Suzanne T Eggers, a Notary Public of said State and County aforesaid, personally appeared John R. Buchanan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Chief Manager of Champion Properties, LLC, the within named bargainor, a corporation, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Chief Manager.

Witness my hand and seal, at office in Franklin, this the **7th** day of **September, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS
NOTARY PUBLIC AT LARGE
RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
William G. Royster and Jane M. Royster
403 Maple Grove Dr., Franklin, TN 37064

Send Tax Statements to:
America's Wholesale Lender
750 Old Hickory blvd. Suite 180, Franklin

Map and parcel 043-01-0-185.00 1 M4.00

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 **$154,500.00** 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 **7th** day of **September, 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
21-1-835