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

Davidson County DEEDWARR
Recvd: 03/26/02 14:52 2pgs
Fees:13.00 Taxes:455.10

20020326-0036778

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **12th** day of **March, 2002** by and between **Roberta Reigh Schiller, unmarried, and Zana S. Zeigler, unmarried** , herein after referred to as GRANTOR, and **Karen Louise Carter** , 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 LOT NO. 47, ON THE PLAN OF MCMURRAY HILLS, AS OF RECORD IN BOOK 3700, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERNCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED UNTO ZANA ZEIGLER AND ROBERTA R. SCHILLER, BOTH UNMARRIED BY WARRANTY DEED FROM BILLIE W. PRATHER AND WIFE, SALLY O. PRATHER OF RECORD IN BOOK 8402, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved/unimproved property known as: 5017 Ashley Drive, 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.

Roberta Reigh Schiller
Signature of Seller

Zana S. Zeigler
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **Roberta Reigh Schiller, unmarried, and Zana S. Zeigler, unmarried** , 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 **12th** day of **March, 2002.**

Notary Public

My Commission Expires: 9-24-05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**Karen Louise Carter**
**5017 Ashley Drive, Nashville, TN 37211**

Send Tax Statements to:
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067
**Map and Parcel--161-020-078.00**

# 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 **$123,000.00** 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 **12th** day of **March, 2002.**

Notary Public

My Commission Expires: 9-24-05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-159