22-1-241

E.LO

Davidson County DEEDWARR
Recvd: 05/22/02 14:43 2pgs
Fees:13.00 Taxes:212.75
20020522-0062529

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **May, 2002** by and between **Van Wilson, a/k/a/ Henry Van Wilson** , herein after referred to as GRANTOR, and **Edward B. Fowler** , 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. 103 on the Plan of Battlewood, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 103 fronts 158 feet on the southwesterly side of Drummond Drive, and runs back 182 feet on the northwesterly line 203.12 feet on the southeasterly line, to a dead line in the rear, which is a broken line on which it measures 116.63 feet. *
Being the same property conveyed to Ethel Jean Wilson and Van Wilson, as joint tenants, from Ethel Jean Wilson by Quitclaim Deed of record in Book 7832, page 515, Register's Office for said County, the said Ethel Jean Wilson having since died.
This is improved/unimproved property known as: 803 Drummond 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.

Van Wilson
Van Wilson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Van Wilson, a/k/a/ Henry Van Wilson** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

Name and Address of Property Owner:
Edward B. Fowler
803 Drummond Drive, Nashville, TN 37211

Send Tax Statements to:
SAME
805 DRUMMOND DRIVE, NASHVILLE, TN 37211

MAP AND PARCEL--119-12-0 118.00

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **$57,500.00** 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 **15th** day of **May, 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
22-1-241