03

Realty Title 48-A

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

177-00-0
010.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **March, 2002** by and between **Charles E. Estes and Janet D. Estes** , herein after referred to as GRANTOR, and **Richard A. Markham and Debra L. Markham** , 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. 6 on the Plan of Fox Hollow Farms, of record in Exhibit A in Book 8960, page 252, amended as Exhibit A in Book 9048, page 590,and Book 9700, page 292, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. *
BEING the same property conveyed to Charles E. Estes and wife, Janet D. Estes, by deed from Donald W. Johnson and wife, Kay B. Johnson, of record in Book 9364, page 986, Register's Office for Davidson County, Tennessee.
This is improved/unimproved property known as: 11 Fox Vale Lane, Nashville, TN 37221

*Together with a non-exclusive easement across a portion of Lot No. 5 of Fox Hollow Farms for installation and maintenance of a portion of the septic tank overflow field as described in Deed Book 9048, Page 593 and corrected in Book 9078, Page 77, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/02/02 09:16 2pgs
Fees:13.00 Taxes:1387.50
[redacted]
20020402-0039556

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.

Charles E. Estes

Charles E. Estes
Signature of Seller

Janet D. Estes

Janet D. Estes
Signature of Seller

RE-RECORD

Davidson County DEEDWARR
Recvd: 06/26/02 12:44 2pgs
Fees:12.00 Taxes:0.00
20020626-0076867

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Charles E. Estes and Janet D. Estes**, 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 **27th** day of **March, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
Richard A. Markham and Debra L. Markham
11 Fox Vale Lane, Nashville, TN 37221

Send Tax Statements to:
CTX MORTGAGE COMPANY
2828 North Harwood, Dallas, TX 75201

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 **$375,000.00** 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 **27th** day of **March, 2002.**

Melia L. Cotham
Notary Public

My Commission Expires: 9-24-05

MELIA L. COTHAM
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-195