22-1-562

E.LO

PREPARED BY: + 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 **31st** day of **July, 2002** by and between **Billy Gant and wife, Sallie E. Gant** , herein after referred to as GRANTOR, and **Kenneth D. Green** , 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. 38 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northwesterly margin of Annex Avenue and runs back between two lines, 149.58 feet on the southwesterly line and 150.0 feet on the northeasterly line to a line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Billy Gant and wife, Sallie E. Gant by Quitclaim deed from Sallie E. Gant, dated February 17, 1976, of record in Book 5304, page 898, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 563 Annex Ave., Nashville, TN 37209

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.

Billy Gant by Sallie E. Gant POA
Billy Gant
Signature of Seller

Sallie E. Gant
Sallie E. Gant
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/02/02 15:45 2pgs
Fees:13.00 Taxes:429.20

20020802-0093064

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson

On this **31st** day of **July, 2002** before me personally appeared SALLIE E. GANT, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BILLY GANT, and acknowledged that he/she executed the same as the free act and deed of said BILLY GANT

Witness my hand, at office, this **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sallie E. Gant**, the within named bargainor, 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 and official seal at office in **Davidson** County, this **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Kenneth D. Green
563 Annex Ave., Nashville, TN 37209

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

MAP AND PARCEL--090-08-0 175.00

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 **$116,000.00** 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 **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

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