22-1071

Davidson County DEEDWARR
Recvd: 01/08/03 10:51 2pgs
Fees:13.00 Taxes:491.73

20030108-0003356

E.LO

**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 **26th** day of **November, 2002** by and between **ROBERT M. WELCH and FAY F. WELCH** , herein after referred to as GRANTOR, and **EDMOND J. JOHNSON** , 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:

**Being Lot No. 347 on the Plan of Bellshire Estates, Section A, of record in book 2331, page 115, Register's Office for said County.**

**Said lot No. 347 fronts 50.1 feet at the easterly end of Sussex Court and extends back between lines 187.3 feet on the northerly line and 316.6 feet on the southwesterly line to a broken line in the rear on which it measures 384.1 feet.**
**Being the same property conveyed to Robert M. Welch and wife, Fay F. Welch by deed from Juul M. Blexrud of record in Book 4596, page 124, Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 1200 SUSSEX COURT, NASHVILLE, TN 37207**

**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.

Robert M. Welch
**ROBERT M. WELCH**
Signature of Seller

Fay F. Welch
**FAY F. WELCH**
Signature of Seller

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

Personally appeared before me, a Notary Public of said County and State, **ROBERT M. WELCH and FAY F. WELCH** , 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 **26th** day of **November, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**EDMOND J. JOHNSON**
**1200 SUSSEX COURT, NASHVILLE, TN 37207**

Send Tax Statements to:
**Franklin American Mortgage Company**
**501 Corporate Centre Drive, Suite 400, Franklin, TN 37067**

**map and parcel--041-11-0 072.00**

# 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 **$132,900.00** 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 **26th** day of **November, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1071