Davidson County DEEDWARR
Recvd: 05/19/03 11:29 2pgs
Fees:12.00 Taxes:0.00
20030519-0067825

PREPARED BY:
Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215

mail

Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **November, 2000** by and between **Harold M. Schwab and wife, Arlene Schwab** , herein after referred to as GRANTOR, and **James E. York, Jr.** , 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 Unit 12, Phase One, Section One, Larchwood Planned Unit Development of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED to Harold M. Schwab and wife , Arlene Schwab by Warranty Deed from Phillip W. Miller and Paula J. Miller and recorded in Book 8910, page 783, Register's Office for Davidson County, Tennessee.
This is improved/unimproved property known as: 323 Lakebrink Drive, Nashville, Tennessee 37214

Call to confirm Davidson Co
get Tax Roll
on
MAP & 86 27 177

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.

Harold M. Schwab
Signature of Seller

Arlene Schwab
Signature of Seller

State of Tennessee, County of WILLIAMSON
Received for record the 17 day of
NOVEMBER 2000 at 9:44 AM. (RECN 393415)
Recorded in official records
Book 2079 pages 788- 789
Notebook 66 Page 21
State Tax $ 314.50 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 325.50.
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Harold M. Schwab and wife, Arlene Schwab** , 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 **7th** day of **November, 2000.**

Notary Public

My Commission Expires:_____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003

Name and Address of Property Owner:
James E. York, Jr.
323 Lakebrink Drive, Nashville, Tennessee 37214

Send Tax Statements to:
SAME
,

Map & Parcel 96-16-A-12 Co

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 **$85,000.00** 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 **7th** day of **November, 2000.**

Notary Public

My Commission Expires: _____

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003

RETURN TO:

Lender's Title & Escrow LLC
2000 Glen Echo Road, Suite 104
Nashville, Tennessee 37215
20-2-056