11259 212

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX ~~XXXX~~ 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1998

Notary Public K. J. Shelton

MY COMMISSION EXPIRES 08-25-99

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel E. Richlen, II	Franklin American Mortgage	96-9-94
(NAME)	(NAME)	
2729 Lakeland Drive	501 Corporate Center S-400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J.M. Apple, a married man and, Rob Darnell, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Richlen, II, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 27 on the Plan of Martinwood Heights, of record in Plat Book 2133, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Linda Sue Apple, spouse of J.M. Apple and Caye C. Darnell, spouse of Rob Darnell, joins in this conveyance for the express purpose of conveying any and all of their right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

Being the same property conveyed to J. M. Apple and Rob Darnell by deed of record in Book 7567, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

052707 I.
IDENTIF. & REFERENCE

98 DEC 18 AM 11:10
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

2480 12/18 0101 03CHECK 420.22

This is ~~unimproved~~ improved XX property, known as 2729 Lakeland Drive Nashville, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of December , 1998

J.M. Apple

Linda Sue Apple

Rob Darnell

Caye C. Darnell

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
J.M. Apple, and wife, Linda Sue Apple and Rob Darnell and wife, Caye C. Darnell
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December 19 98

Commission expires September 25, 1999

K. J. Shelton Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

2 fp

CAMT	110600.00
CON TX	409.22
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	420.22
CHECK	420.22

12/18/98 01 11:11 0001 2480

98 DEC 18 AM 11:10

0527071 T1259

IDENTIFICATION REFERENCE

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401925