0599410

IDENTIF. & REFERENCE

99 JUN 14 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11526 PG. 482

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lonnie J. Norman, Sr. 1114 Rural Hill Road Antioch, TN 37013	Franklin Mortgage Funding, Inc. 25800 Northwestern Hwy., #875 Southfield, MI 48075

TAX MAP-PARCEL NUMBERS: 149-11-A-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 84000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duane L. Dunn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lonnie J. Norman, Sr.,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rice Hill, Phase I, of record in Book 6250, page 858, and amended in Book 7050, page 642, Register's Office for said county.

SAID Lot No. 3 fronts 60.00 feet on the southeasterly margin of Rural Hill Road and extends back 97.41 feet on the southwesterly line and 105.00 feet on the northeasterly line to a dead line in the rear, measuring 79.51 feet thereon. Together with and subject to an easement for access and joint driveway purposes as shown on the plan of record in Book 6250, page 858, said Register's Office.

BEING the same property conveyed to Duane L. Dunn and wife, Paula M. Dunn by deed from Victory Builders, Inc of record in Book 7198, page 62, Register's Office for said County. the said Paula M. Dunn has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 858 as amended in Book 7050, page 642, said Register's Office, which Plan shows a 20 foot minimum building setback line from Rural Hill Road, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and easement for access and driveway purposes along the westerly front portion of said lot. line(s); Deeds of Conveyance to the Metropolitan Governmant of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 7316, page 122, Book 7316, page 126 and Book 7628, page 569, said Register's Office.The Declaration of Covenants, Conditions and Restrictions of record in Book 6812, page 48, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1114 Rural Hill Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of June, 1999.

Duane L. Dunn

State of Tennessee
County of Davidson

On this 11th day of June, 1999, before me the undersigned authority, personally appeared **Duane L. Dunn**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 84000.00

Affiant

Sworn and subscribed before me on the 11th day of June, 1999.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

9922 06/14/99 0101 02CHECK 22

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

BOOK 11526 PG. 484

0599410

IDENTIFICATION REFERENCE

99 JUN 14 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

06/14/99 01 13:12 0001 9322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473746