WARRANTY DEED

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TCB-ETCF-99-6019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Majeed ESKandar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1999

Notary Public

My Commission Expires SEPT. 28, 2002

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Majeed M. Eskandar	Franklin Mortgage Funding, Inc.	162
(NAME)	(NAME)	
36 Tusculum Road	25800 Northwestern Hwy. # 875	08-0
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Southfield, MI 48075	62
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William H. Stroupe and wife, Kristine D. Stroupe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Majeed M. Eskandar and Mervat Eskandar

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:

Being Lot No. 2 on the Plan of the Resubdivision of Lane Estates, as of record in Plat Book 4860, Page 65, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William H. Stroupe and wife, Kristine D. Stroupe, by deed from Russell G. Greenwood and wife, Cindy A. Greenwood, of record in Record Book 10079, Page 106, Register's Office for said County.

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

FILED FOR REFERENCE
1999 SEP 27 PM 2:47
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
199906400012

unimproved ( )
This is improved (X) property, known as 36 Tusculum Road, Antioch, Tennessee 37013
(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 September, 1999

William H. Stroupe
William H. Stroupe

Kristine D. Stroupe
Kristine D. Stroupe

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Stroupe and wife, Kristine D. Stroupe the 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 Brentwood, Tennessee, this 16th day of September, 1999.

Commission expires

Notary Public

ALYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF

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Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

RECORDED 10/01 03:04PM 23892

464.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0640012

REFERENCE

99 SEP 27 PM 2:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	122500.00
CON TX	453.25
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	464.25
CHECK	464.25

09/27/99 01 14:50 0001 2892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520812