WARRANTY DEED

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Q. McCord	Franklin American Mortgage Company	148-8-25
(NAME)	(NAME)	
4542 ARTELIA DRIVE	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TENNESSEE 37013	Franklin, TN 37067	
(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, Lucille N. Smith and David Alan Hickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Q. McCord, 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 No. 23, on the Plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Page 54 and 55, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lucille N. Smith and David Alan Hickerson by deed of record in Book 10890, Page 110, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David Alan Hickerson by Barbara Hickerson as his Attorney In Fact pursuant to recorded Power of Attorney of record in ~~Book~~ Instrument No 87 Simultaneously herewith ~~Page~~ in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4542 Artelia Drive, Antioch, TN 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.

Instr:200002030011273 Page: 1 OF 2
REC'D FOR REC 02/03/2000 10:29:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $320.05

Witness my/our hand(s) this 6th day of December, 1999.

Lucilla N. Smith

Lucilla N. Smith

David Alan Hickerson by Barbara Hickerson

David Alan Hickerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of December, 1999 before me personally appeared Barbara Hickerson, the person who executed the foregoing instrument on behalf of David Alan Hickerson, and acknowledge that she executed the same as the free act and deed of the said David Alan Hickerson, through Power of Attorney granted Barbara Hickerson by the said David Alan Hickerson.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucilla N. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 1999.

Commission expires: May 28, 2003

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of December, 1999, before me, a Notary Public in and for said County and State, appeared Barbara Hickerson, the person who executed the foregoing instrument on behalf of David Alan Hickerson, and acknowledged that she executed the same as the free act and deed of the said David Alan Hickerson, through Power of Attorney granted her by the said David Alan Hickerson.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 1999.

Commission expires: 5/28/2003

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2003