WARRANTY DEED

Return to:
All-Star Title
120 Donelson PK
Ste 201
Nashville, TN 37214

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 **$117,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **10TH DAY OF APRIL, 2000.**

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Millicent Osuorji	**Franklin Mortgage Funding, Inc.**	**150-10-141**
(NAME)	(NAME)	
3524 Roundwood Forest Drive	**25800 Northwestern Hwy., #875**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Southfield, MI 48075**	
(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, **James J. Schuller and wife Dorothy N. Schuller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Millicent Osuorji, unmarried Lilian Osuorji, 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. 46 on the Plan of Roundwood Forest, Section Two of record in Plat Book 6250, Pages 548 and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James J. Schuller and wife Dorothy N. Schuller by deed of record in Book 9848, Page 112, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dorothy N. Schuller by Carolyn Adcock as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **simultaneously herewith**, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **3524 Roundwood Forest 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:200004200039519 Page: 1 OF 2
REC'D FOR REC 04/20/2000 9:45:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.23

Witness **my/our hand(s)** this **10th day of April, 2000**.

James J. Schuller

Dorothy N. Schuller

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 James J. Schuller the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **10th day of April, 2000.**

Notary Public

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

Commission expires: 5/28/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Dorothy N. Schuller, and acknowledged that she executed the same as the free act and deed of the said Dorothy N. Schuller, through Power of Attorney granted Carolyn Adcock, by the said Dorothy N. Schuller.

My Commission Expires MAY 28, 2003

Witness my hand and official seal at Antioch, Tennessee, this **10th day of April, 2000.**

Notary Public

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

Commission Expires: 5/28/2003

My Commission Expires MAY 28, 2003

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000909

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Roundwood Forest Section two of record in Plat Book 6250, pages 548 and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James J. Schuller and wife, Dorothy N. Schuller by Deed from Marlene K. Bell fka Marlene A. Paul and husband, Joe Bell dated 10/31/95 and recorded 11/2/95, of record in Book 9848, page 112, Register's Office for Davidson County, Tennessee.

Property Address:
3524 Roundwood Forest Dr.
Antioch, Tennessee 37013