WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/00 15:22 2pgs
Fees:11.00 Taxes:462.50

20001114-0113029

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lino Toral	First Franklin Corporation, A Delaware Corporation	Map 94-12
(NAME) 1713 Lawncrest Drive	(NAME) 2500 Windy Ridge Parkway	Parcel 35
(ADDRESS) Nashville, TN 37210	(ADDRESS) Atlanta, GA 30339	
(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 L. MEEKS AND WIFE, LINDA A. MEEKS

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINO TORAL AND HIS WIFE, TERESA TORAL

, 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. 30 on the Plan of Clovernook Subdivision, as of record in Plat Book 2900, Page 51, 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 James L. Meeks and Wife, Linda A. Meeks by deed from Thomas E. Templeton and wife, Josephine P. Templeton of record in Deed Book 7850, page 863, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2994, page 126, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1713 Lawncrest Drive, Nashville, TN 37210

(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 my/our hand(s) this 10th day of November, 2000.

James L. Meeks by Julie Meeks attny in fact

James L. Meeks

Linda A. Meeks by Julie Meeks attny in fact

Linda A. Meeks

STATE OF Tennessee
COUNTY OF ~~Davidson~~* Wilson

On this the 10th day of November, 2000, before me personally appeared Julie Meeks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James L. Meeks and wife, Linda A. Meeks, and who acknowledged that they executed the same as the free act and deed of the said James L. Meeks and Linda A. Meeks by virtue of that Power of Attorney, duly executed by the said James L. Meeks and Linda A. Meeks and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title Company, Mt. Juliet, TN, this 10th day of November, 2000

My Commission Expires: ~~[illegible]~~ Tracey Trumphour.

3/23/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number200010106

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122