Realty Title 48-A
03

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 02/27/01 14:31 2pgs
Fees:11.00 Taxes:895.40
20010227-0018189

WARRANTY DEED

THIS INDENTURE, made this 13 day of February, 2001 between **KURT A. ECHOLS AND LORI ECHOLS, WIFE OF KURT A. ECHOLS JOINS HEREIN FOR THE PURPOSE OF CONVEYING AND AND ALL MARITIAL RIGHTS WHICH SHE MAY HAVE BY REASON OF HER MARRIAGE TO KURT A. ECHOLS INCLUDING, BUT NOT LIMITED TO, RIGHTS OF HOMESTEAD AND ELECTIVE SHARE BUT SHE DOES NOT WARRANT TITLE HERETO** of DAVIDSON County, Tennessee, First Parties, and

Peter Oldham

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Kurt A. Echols and wife, Lori Echols

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF DEVON HIGHLANDS, PHASE I, OF RECORD IN BOOK 7900, PAGE 428, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

RESTRICTIONS OF RECORD IN BOOK 7517, PAGE 283, BOOK 7517, PAGE 367, BOOK 8120, PAGE 402, BOOK 8120, PAGE 485, BOOK 8180, PAGE 230, BOOK 8180, PAGE 222, BOOK 8180, PAGE 232, BOOK 8181, PAGE 62, BOOK 8712, PAGE 618, BOOK 8712, PAGE 620, BOOK 8796, PAGE 410, BOOK 8796, PAGE 416, BOOK 9150, PAGE 182, BOOK 9492, PAGE 594, BOOK 9492, PAGE 600, BOOK 9657, PAGE 123, BOOK 10692, PAGE 750, SAID REGISTER'S OFFICE.

*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Kurt A. Echols
KURT A. ECHOLS

Lori Echols
LORI ECHOLS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KURT A. ECHOLS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of Feb, 2001.

*Being the same property conveyed to Kurt A. Echols, unmarried, by deed from Southwinds Development Inc., of record in Book 8869, Page 19, Register's Office for Davidson County, Tennessee.

Rebecca Ferguson
Notary Public
My commission expires: 5-28-03 Printed name: Rebecca Ferguson
(NOTARY SEAL)

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 13th day of February 2001.

Rebecca Ferguson
Notary Public
My commission expires: 5-28-03 Printed name: Rebecca Ferguson
(NOTARY SEAL)

PROPERTY OWNER:
Peter Oldham
800 North Highlands Court
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Franklin American Mortgage Co.
500 Corporate Centre Dr.
Franklin, TN 37067

CLT#_____

Map & Parcel No: 142-16-0-C 6.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 242,000.00. Peter Oldham (AFFIANT)

Subscribed and sworn to before me, this 22nd day of February, 2001

Diane K. Hornsby
Notary Public
My commission expires 3-28-2002 Printed Name Diane K. Hornsby

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____. _____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

_____
Notary Public
My commission expires _____ Printed Name_____