BOX 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/01 13:45 2pgs
Fees:11.00 Taxes:259.00

20010328-0029911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Michelle D. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2001.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle D. Richardson	Franklin American Mortgage Company	108-11-3
(NAME)	(NAME)	
1202 Timber Valley Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	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, Russell Wayne South and wife, Leslie M. South, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle D. Richardson 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 1202 Timber Valley Drive, Nashville, TN 37214
(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 9th day of March, 2001.

Russell Wayne South

Leslie M. South

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 Russell Wayne South and wife Leslie M. South 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2002.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 115A on the plan of Zone Lot Division Lot 115 East Lake Subdivision, Section 4, of record in Book 5800, Page 245 and amended in Book 6250, Page 65, Register's Office for said County.

Said Lot No. 115A fronts 39.45 feet on the southwesterly margin of Timber Valley Drive and extends back 123.99 feet on the northwesterly line and 115.00 feet on the southeasterly line to a dead line in the rear, measuring 46.09 feet thereon.

Tract 2:

Land in the 2nd, Civil District of Davidson County, Tennessee and being more particularly described as follows: Beginning at the southeast corner of Lot 115-A, Zone Lot Divison Lot 115 East Lake Subdivision, Section4, as of record in Book 6250, Page 65, R.O.D.C., TN.;

Thence, S 35 deg. -44'-52" W, 107.21 feet;
Thence, N 49 deg.-33'-16" W, 51.47 feet;
Thence, N 38 deg.-50'-46" E, 94.08 feet;

Thence, along the southerly line of the aforementioned lot 115-A, N 65 deg.-19' 55" E, 47.09 feet to the point of Beginning and Containing 4,898 square feet.

Being a portion of the property conveyed to M.N.A.A., in Book 8740, Page 28, R.O.D.C., TN.
Also being
Lot 115-A, Zone Lot Division Lot 115, First Revision Re-Subdivision of Zone Lot Division Lots 114 A & B, 115 A & B, 116 A & B Section Four, East Lake Subdivision, Section Four, of record in Plat Book 8250, Page 889, Register's Office for Davidson County, Tennessee.

Tract 1 Being the same property conveyed to Russell Wayne South and spouse, Leslie M. South, by deed of record in Book 9082, Page 227, Register's Office for Davidson County, Tennessee.

Tract 2 Being the same property conveyed to Russell Wayne South and wife Leslie M. South, by deed of record in Book 10831, Page 951, Register's Office for Davidson County, Tennessee.

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