WARRANTY DEED

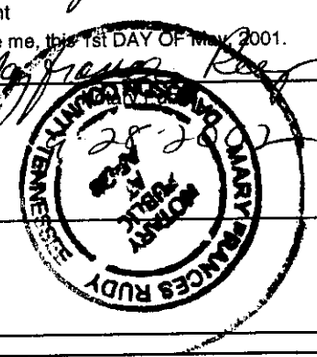
N-TITAN-01-4011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Carmen Perez
Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2001.

MY COMMISSION EXPIRES: 5-28-2002
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen Perez	Franklin American Mortgage	
400 Jessie Drive (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	133-12-283
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARON D. GOMER AND HUSBAND, JAMES G. GOMER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARMEN PEREZ AND WIFE, WINSTON RUIZ, hereinafter called the Grantees, their heirs and assigns, that 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. 148 on the Plan of Revision, Lot 124, Section Three, Lot 147 and 148, Section One, Addition, Greenwood Hills, of record in Book 5190, Page 106, Register's Office for said County.

Said Lot No. 148, which is a corner lot, fronts 45.00 feet on the southeasterly margin of Jessie Drive and fronts 119.61 feet on the northeasterly margin of Scotwood Drive, said frontages being joined by a curve having length of 39.15 feet, and extends back 143.83 feet on the northeasterly line and 98.68 fet on the southeasterly line to a point of intersection.

Being the same property conveyed to Sharon D. Gomer and husband, James G. Gomer by deed of record in Book 11134, Page 860, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5013, Page 392, Book 5086, Page 766, Book 5209, Page 325 and Book 5259, Page 933, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 400 Jessie Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

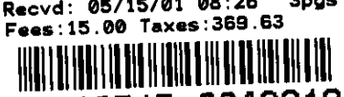
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 1st day of May, 2001.

Sharon D. Gomer
Sharon D. Gomer

James G. Gomer by Sharon D. Gomer Attorney-in-fact
James G. Gomer

Davidson County DEEDWARR
Recvd: 05/15/01 08:26 3pgs
Fees:15.00 Taxes:369.63



20010515-0049818

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Sharon D. Gomer and husband, ~~James G. Gomer~~, 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 Nashville, Tennessee, this 1st day of May, 2001.

My Commission Expires: 11/27/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 1st day of May, 2001.

My Commission Expires _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of May, 2001, before me personally appeared Sharon D. Gomer 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 G. Gomer and who acknowledged that she executed the same as the free act and deed of the said James G. Gomer by virtue of that Power of Attorney, duly executed by the said James G. Gomer on April 27, 2001 and recorded concurrently herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 2/23/2003