WARRANTY DEED

N-FN-01-9635

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF May, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON CO.

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
Larry T. Kirk and Peter Harrison	Franklin American Mortgage	
1516 Russell Street	(NAME) 501 Corporate Centre Drive, Suite 400	83-13-399
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 UMA JENNIFER WILLARD AND RUSSELL LAWRENCE WILLARD AND RUSSELL LYLE WILLARD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY T. KIRK, * 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: *and Peter Harrison, as tenants in common with rights of survivorship

Land in Davidson County, Tennessee, being the easterly 33 feet of Lot No. 81 and the westerly 17 feet of Lot No. 82, of Block "J" in the subdivision of the Lindsley Homes Place, of record in Plat Book 2, Page 92, Chancery Court in Nashville, described as follows:

Said easterly part of Lot No. 81 and the westerly part of Lot No. 82 front 50 feet on the southerly side of Russell Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Uma Jennifer Willard and husband, Russell Lawrence Willard and Russell Lyle Willard, as joint tenants with the right of survivorship by Quitclaim Deed of record in Instrument No. 200001070002459, 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 1516 Russell Street, Nashville, Tennessee 37206
(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 3rd day of May, 2001.

Uma Jennifer Willard
Uma Jennifer Willard

Russell Lawrence Willard
Russell Lawrence Willard

Russell Lyle Willard
Russell Lyle Willard

By: Uma Jennifer Willard
Uma Jennifer Willard as his Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/15/01 09:38 3pgs
Fees:15.00 Taxes:443.63

20010515-0049931

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Uma Jennifer Willard and Russell Lawrence Willard, 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 3rd day of May, 2001.

My Commission Expires:

9-28-2002

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 3rd 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 3rd day of May, 2001, before me personally appeared Uma Jennifer Willard 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 Russell Lyle Willard and who acknowledged that she executed the same as the free act and deed of the said Russell Lyle Willard by virtue of that Power of Attorney, duly executed by the said Russell Lyle Willard on April 18, 2001 and recorded concurrently herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2001.



NOTARY PUBLIC

My Commission Expires: 7/23/2003