Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,600.00**

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15TH~~ 21ST DAY OF MAY, 2001.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Anthony Fransen	**Greenpoint Mortgage Funding, Inc.**	**Map 98, Parcel 88**
(NAME) **3375 Earhart Road**	(NAME) **5032 Parkway Plaza Boulevard, Building 8, P.O. Box 37168**	
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS) **Charlotte, NC 28217**	
(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, **Pedro E. Quiterio and wife, Chantal S. Quiterio**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN ANTHONY FRANSEN, AN UNMARRIED MAN**, 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:

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the Southwest corner of the property conveyed to Hoyal F. Wilkerson and wife, Bobbye Carr Wilkerson by deed of record in Book 4099, Page 439, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described tract of land; thence south 89 deg. 00' east 1800 feet to a stake; thence south 1 deg. 00' west 300 feet to a point; thence north 89 deg. 00' west 900 feet to a point; thence north 1 deg. 00'east 150 feet to an iron pin in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road, north 1 deg. 00' east 150 feet to the point of beginning.

Being the same property conveyed to Pedro E. Quiterio and wife, Chantal S. Quiterio by deed of record in Book 9351, Page 862, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 05/24/01 10:02 2pgs
Fees:11.00 Taxes:712.62

20010524-0054169

unimproved ☐

This is improved ☒ property, known as **3375 Earhart Road, Mt. Juliet, TN 37122**
(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 ~~15th~~ day of May, 2001.

Pedro E. Quiterio

Chantal S. Quiterio

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 Pedro E. Quiterio and Chantal S. Quiterio 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 Antioch, Tennessee, this ~~15th~~ day of May, 2001.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

Commission expires:
1-29-05