BOX1

Davidson County DEEDWARR
Recvd: 06/12/01 09:55 2pgs
Fees:11.00 Taxes:277.50
20010612-0061708

NOTARY PUBLIC AT LARGE
DAVIDSON CO.
My Commission Expires 2-10-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Morgan	Franklin American Mortgage Company	72-8-86
(NAME) 2109 Geneiva Dr.	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) 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,

BARBARA ANN UNDERWOOD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLY R. MORGAN, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Geneiva Heights, as of record in Book 2083, page 65, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the north side of Geneiva Drive, and extends back 152 feet on the west line and 201.34 feet on the east line, to a dead line in the rear on which it measures 79.5 feet.

Being the same property conveyed to Gene S. Underwood and wife, Barbara Ann Underwood by deed from John E. Holland and wife, Alma P. Holland of record in Book 4121, page 125, Register's Office for Davidson County, Tennessee. The said Gene S. Underwood having since deceased and title being vested in Barbara Ann Underwood as surviving tenant by the entirety.

This instrument is executed on behalf of Barbara Ann Underwood by Kenneth Underwood as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2109 Geneiva Dr., Nashville, TN 37216

(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 5th day of June, 2001.

Barbara Ann Underwood By
Kenneth Underwood Attorney in Fact
Barbara Ann Underwood
by Kenneth Underwood, Attorney in Fact

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 Barbara Ann Underwood, 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 Brentwood , Tennessee this 5th day of June, 2001

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kenneth Underwood, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Barbara Ann Underwood, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Barbara Ann Underwood. WITNESS my hand and Notarial Seal this 5th day of June, 2001.

Sharon L. Riney
Notary Public

My Commission Expires
5-28-03

