Davidson County DEEDWARR
Recvd: 07/09/01 13:48 2pgs
Fees:13.00 Taxes:443.63

20010709-0072873

WARRANTY DEED

N-EQUITY-01-2631

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

Beth Thomas
Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2001.

Laura Shane
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/3/04
(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
Jerome Perry	Franklin Mortgage Funding Inc	
4232 Valley Grove Road (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	86-16-34
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (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 RONNIE HALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEROME PERRY, 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. 8 on the Plan of Valley Grove, Section I, as of record in Book 5200, Page 346, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Valley Grove Drive, at the common front corner of Lots 7 and 8; thence with the line between said two lots easterly, 108.48 feet to a concrete monument; thence with the line between Lot 8 and Valley Grove future development, northerly 43.73 feet to a point in the southerly margin of Central Valley Drive; thence with the margin of the westerly 85 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the easterly margin of Valley Grove Drive; thence with the margin of the same southerly, 68.80 feet to the point of beginning.

Being the same property conveyed to Ronnie Hall by deed of record in Instrument No. 20001005-0098723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5815, Page 992; Book 5909, Page 699; and Plat Book 5200, Page 346, 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 4232 Valley Grove Road, Hermitage, Tennessee 37076
(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.

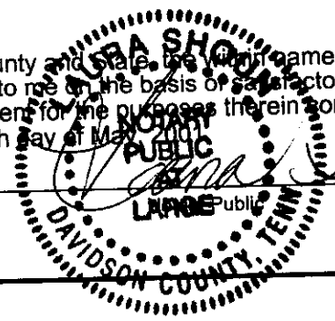
Witness my/our hand(s) this 30th day of May, 2001.

Ronnie Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ronnie Hall , 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 Hermitage, Tennessee, this 30th day of May, 2001.

My Commission Expires: 5/30/04



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 30th 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