WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Kym Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Tracy L. Lee
Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

TRACY L. LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Third Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kym Dukes	Franklin Mortgage Funding	69-7-8
(NAME)	(NAME)	
4128 Ashland City	25800 Northwestern Hwy 875	
(ADDRESS)	(ADDRESS)	
, TN	Southfield, MI 48075	
(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, Sarah A. Mayes,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kym Dukes, 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:
*unmarried

Land in the 13th , formerly the 23rd , Civil District of said County, described as follows:

Beginning in the center of the Old Hydes Ferry Pike at a point south 47 deg. 45 min. east 150 feet from the southeast corner of the Jackson and Hargrove Property; thence with the center of said pike south 47 deg. 45 min. east 115.2 feet ; thence north 41 deg. 30 min. east passing a fence post at 20 feet and along the northwesterly margin of a private right of way, 179.9 feet, in all 199.9 feet, and north 47 deg. 30 min. east 265.2 feet to the southwesterly margin of a 30 foot unnamed lane (not open); thence with said lane north 37 deg. 45 min. west 254 feet to the northeasterly corner of said Jackson and Hargrove property; thence with the southeasterly line of said property south 48 deg. 45 min. west 341.5 feet; thence south 47 deg. 45 min. east 150 feet; thence south 48 deg. 45 min. west 190 feet to the beginning.

Being the same property conveyed to Sarah A. Mayes by Quitclaim Deed from Anne G. Mayes dated August 31, 2001 and filed for record simultaneously herewith as Instrument No. 20011008-0109214, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4128 Ashland City, Nashville,, TN 37218
(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 hand this 27th day of September, 2001.

Sarah A. Mayes
Sarah A. Mayes

Davidson County DEEDWARR
Recvd: 10/08/01 12:04 2pgs
Fees:13.00 Taxes:419.95



20011008-0109215

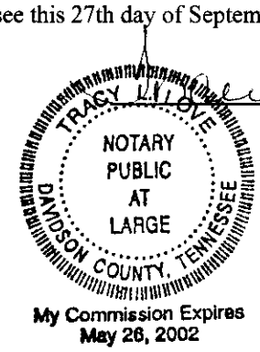
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah A. Mayes, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained .

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2001.

Commission expires:



Notary Public

My Commission Expires
May 26, 2002