Davidson County DEEDWARR
Recvd: 10/17/01 10:35 2pgs
Fees:13.00 Taxes:354.46

20011017-0113015

WARRANTY DEED

ET-01-1988

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,800.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF October, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-9-03

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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
Paul Warpool	Franklin Mortgage Funding	
231 E. End Road	(NAME) 25800 Northwestern Hwy #875	002-00-O-24.01
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Southfield, MI 48075	
(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 , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAUL WARPOOL AND WIFE, ROSE WARPOOL, 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:

First Tract: Being in the 10th Civil District of said County, on East End Road (near Ridgetop) and being Lot No. 2 of an unrecorded plan of E.M. Gammon et ux land, surveyed by C.J. Carney on September 11, 1962. Beginning at a point in the center of East End Road, running South 69 degrees East 55 feet to a point; thence South 84 degrees 15' East continuing with the center of said road 115 feet; thence North 192 feet; thence West 168 feet; thence South 162 feet to the point of beginning.

Second Tract: Being in the 10th Civil District of said County, on East End Road (near Ridgetop), and being Lot No. 3 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney, on September 11, 1962. Beginning at a point in the center of East End Road, running South 84 degrees 15' East 15 feet to a point; thence North 74 degrees 45' East 167 feet to Crawford's line; thence due North 150 feet to an oak stump; thence due West 176 feet to a corner Lot No. 2; thence due South 192 feet to the point of beginning.

Being the same property conveyed to T. David Baker by deed from Frances N. Baker dated September 18, 1980 of record in Book 5654, Page 291, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 231 E. End Road, Goodlettsville, Tennessee 37072
(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 12th day of October, 2001.

Shirley A. Baker, wife of T. David Baker, joins in this conveyance for the purpose of conveying any marital status she may have in said property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named , 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 Goodlettsville, Tennessee, this 12th day of October, 2001.

My Commission Expires: 9-9-03

Beverly J. Heatherly
Notary Public

NOTARY PUBLIC BEVERLY J. HEATHERLY

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 12th day of October, 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