J1-1225

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **December, 2001** by and between **Thomas R Kolar and Ronald J. Kolar, a married man** , herein after referred to as GRANTOR and **Donald R. Florence and Barry Justice** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

BEING LOT NUMBER 67 OF BLOCK "A", ON THE MAP OF PREIST HOME PLACE, OF RECORD IN BOOK 161, 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. KOLAR, UNMARRIED AND RONALD J. KOLAR, MARRIED BY WARRANTY DEED FROM MATT BAMGBOSE, UNMARRIED OF RECORD IN BOOK 10620, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved/unimproved property known as: 1710 Russell Street, Nashville, TN 37206

TO HAVE AND TO HOLD said and with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Thomas R Kolar
Signature of Seller

x Ronald J. Kolar
Ronald J. Kolar
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/08/02 15:37 3pgs
Fees:18.00 Taxes:301.18

20020108-0003004

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Thomas R Kolar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **14th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

INDIVIDUAL
STATE OF ~~TENNESSEE~~) IL
COUNTY OF ~~WILLIAMSON~~) Lake FJH

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ronald J. Kolar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **14th** day of **December, 2001.**

Notary Public

My Commission Expires 11/28/04

OFFICIAL SEAL
FRANK J HAYES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/28/04

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **14th** day of **December, 2001.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **14th** day of **December, 2001.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Donald R. Florence and Barry Justice
1710 Russell Street, Nashville, TN 37206

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Dr. Suite 460, Franklin, TN. 37067

MAP AND PARCEL--083-140-131.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$81,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS
NOTARY PUBLIC AT LARGE
RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1225