21-1262

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

Davidson County DEEDWARR
Recvd: 01/10/02 10:20 2pgs
Fees:13.00 Taxes:438.45

20020110-0003909

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **December, 2001** by and between **Michael C. Dunn and wife, Tammy L. Dunn** , herein after referred to as GRANTOR, and **Linda Lou Stipp** , herein after referred to as GRANTEE.

W I T N E S S E T H: 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 **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 248 of Peppertree Forest Subdivision, Section 19, as of record in Plat Book 7900, page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Michael C. Dunn by Quitclaim Deed from Connie C. Dunn of record in Book 11411, Page 452 and being the same property conveyed to Michael C. Dunn and wife, Connie C. Dunn by Warranty Deed from Jerry D. Butler of record in Book 9640, Page 697, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5324 Flagstone Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land 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.

Michael C. Dunn
Michael C. Dunn
Signature of Seller

Tammy L. Dunn
Tammy L. Dunn
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Michael C. Dunn and wife, Tammy L. Dunn** , the within named bargainors, 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, at office, this **28th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Linda Lou Stipp
5324 Flagstone Drive, Antioch, TN 37013

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400, FRANKLIN, TN 37067

Map & Parcel No. 176-020-086.00

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 **$118,500.00** 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 **28th** 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
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