21-1295

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

Davidson County DEEDWARR
Recvd: 02/11/02 11:20 2pgs
Fees:13.00 Taxes:414.40

20020211-0017870

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2002** by and between **CATHERINE P. FREEMAN** , herein after referred to as GRANTOR, and **Edvin Fakhoorian and Gena K. Patterson** , 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:

LAND in Davidson County, Tennessee, being Lot No. 175 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for said County.
SAID Lot No. 175 fronts 85 feet on the northerly margin of Bart Drive and runs back 148.20 feet on the easterly line and 149.1 feet on the westerly line to a dead line measuring 94.85 feet thereon.
BEING the same property conveyed to Charles F. Freeman and wife, Catherine P. Freeman, by deed from William John Griffith and wife, Nelda Jean Griffith of record in Book 6536, page 885, Register's Office for Davidson County, Tennessee. Charles F. Freeman is deceased.

This is improved/unimproved property known as: 136 Bart 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.

Catherine P. Freeman

CATHERINE P. FREEMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **CATHERINE P. FREEMAN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **January, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Edvin Fakhoorian and Gena K. Patterson
136 Bart Drive, Antioch, TN 37013

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

Map & Parcel 162-020-161.00

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 **$112,000.00** 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 **31st** day of **January, 2002.**

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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