21-1232

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

Davidson County DEEDWARR
Recvd: 02/28/02 15:17 2pgs
Fees:13.00 Taxes:295.63
20020228-0025696

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **February, 2002** by and between **Ronnie S. Kelley** , herein after referred to as GRANTOR, and **Charles E. Tubbs and Charles M. Neal Joann Neal**, 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING THE SOUTHERLY 1/2 OF LOT NO. 71, OF THE ZONE LOT DIVISION OF LOT NOS. 22 THRU 28 AND 68 THRU 73, OF EAST LAKE SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONNIE S. KELLEY BY SUBSTITUTE TRUSTEE DEED FROM JOE M. KIRSCH, AS SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NUMBER 20010910009772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved/unimproved property known as: 3147 East Lake Drive, Nashville, TN 37214

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.

Ronnie S. Kelley

Ronnie S. Kelley
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Ronnie S. Kelley** , 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 **15th** day of **February, 2002.**

Notary Public

My Commission Expires: May 23, 2005

Name and Address of Property Owner:
Charles E. Tubbs and Charles M. Neal Joann Neal
3147 East Lake Drive, Nashville, TN 37214

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

Map & Parcel No. 108-080-172.00

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 **$79,900.00** 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 **15th** day of **February, 2002.**

Notary Public

My Commission Expires: May 23, 2005

RETURN TO:

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