Box 17

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Talley	Franklin Mortgage Funding, Inc.	149-8-39
(NAME)	(NAME)	
2741 Anderson Road	25800 Northwestern Highway #875	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Darren Griffin and wife, Diane Griffin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Talley and Simone M. Pernsley as joint tenants in common, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Dorhill Acres, Section 1 of record in Plat Book 2330, Page 2, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 11 fronts 100 feet on the southerly side of Anderson Road and extends back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Darren O. Griffin and wife, Diane S. Griffin, by deed of record in Book 9332, Page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Darren O. Griffin and Diane S. Griffin by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. †, in the Register's Office for Davidson County, Tennessee.

†20020304-0026878

unimproved ☐
This is improved ☒ property, known as 2741 Anderson Road, Nashville, TN 37217
(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 28th day of February, 2002.

Darren O. Griffin by Carolyn Adcock Attorney in Fact
Darren Griffin

Diane S. Griffin by Carolyn Adcock Attorney in Fact
Diane Griffin

Davidson County DEEDWARR
Recvd: 03/04/02 13:21 2pgs
Fees:13.00 Taxes:345.95

20020304-0026879

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Darren O. Griffin and Diane S. Griffin and who acknowledged that she executed the same

as the free act and deed of the said Darren O. Griffin and Diane S. Griffin, through Power of Attorney granted she by the said Darren O. Griffin and Diane S. Griffin.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2002.

Commission expires May 26, 2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.