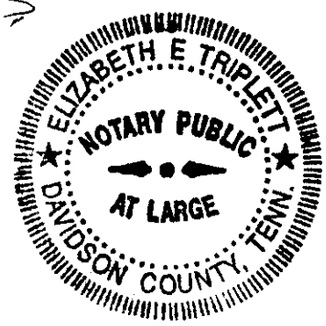
#3005

WARRANTY DEED



Box 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Heidi [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2002.

Elizabeth E. Triplett
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
Dave Agerholm	Americas Wholesale Lender	118-4-34
(NAME)	(NAME)	
524 Rosedale Avenue	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/18/02 08:42 2pgs
Fees:13.00 Taxes:516.15
20020318-0033270

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, Auvergne D'Atignac, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dave Agerholm unmarried, 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:

AKA Vern Dant

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of the N.W. Russwurm property of record in Book 547, page 114, Register's Office for said County, and being Lot No. 8 on an unrecorded resubdivision of said property, described according to a loan survey by T.R. Sanford, Surveyor, dated October 11, 1961, as follows:

Beginning at a point in the northerly margin of Rosedale Avenue, formerly Rose Avenue at an iron pin which is 427.7 feet from the northwest corner of Gladstone Avenue and Rosedale Avenue, the common corner of Lots Nos. 7 and 8, thence with the line between said lots northerly 202.2 feet to an iron pin; thence westerly 61 feet to an iron pin; the common corner of Lots Nos. 8 and 9; thence with the line between said lots southerly 208.8 feet to the northerly margin of Rosedale Avenue, thence with the margin of the same easterly 61 feet to the point of beginning.

Being the same property conveyed to Auvergne D'Antignac unmarried, aka Vern Dant, by deed of record in Book 11375, Page 756, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 524 Rosedale Avenue, Nashville, TN 37211
(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 6th day of March, 2002.

Auvergne D'Antignac

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Auvergne D' Antignac with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March, 2002.

Commission expires: May 26, 2002

Notary Public

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