Realty 489

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 04/02/02 13:07 2pgs
Fees:13.00 Taxes:529.10
20020402-0039836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Amy Cordell
Affiant

Subscribed and sworn to before me this 15th day of March, 2002.

Notary Public
My commission expires: 07/21/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin L. Cordell	Franklin American Mortgage	147-09-0
5009 Marchant Drive	501 Corporate Centre Drive, #400	030.00
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Lee Brown and Meriam Jean Schremmer*, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin L. Cordell and wife, Amy Cordell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*devises under the will of Martha Lucille Brown,

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Crievewood Subdivision, as of record in Book 23231, page 99, said Register's Office.

Said Lot No. 64 fronts 85 feet on the southwesterly side of Marchant Drive and runs back 226.3 feet on the southeasterly line and 224.9 feet on the northwesterly line to a dead line in the rear measuring 53 feet thereon.

Being the same property conveyed to Martha Lucille Brown by Warranty Deed from Randall D. Adkinson and wife, Carmen Vaughn Adkinson, of record in Book 5367, page 75, Register's Office for Davidson County, Tennessee.

Martha Lucille Brown has since died testate. By Will of record in Instrument Number 20010209-0085693, Register's Office for Davidson County, Tennessee, subject property was devised to Richard Lee Brown and Meriam Jean Brown Schremmer.

Meriam Jean Brown Schremmer and Meriam Jean Schremmer are one and the same perso

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5009 Marchant Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2002.

Richard Lee Brown

Meriam Jean Schremmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Lee Brown and Meriam Jean Schremmer, devises under the will of Martha Lucille B rown, w ith w hom I am p ersonally ac quainted, and w ho acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of March, 2002.

Notary Public

DEBORAH HANDCOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires 07/21/02