Box 34

Davidson County DEEDWARR
Recvd: 04/04/02 11:15 2pgs
Fees:13.00 Taxes:455.10

20020404-0041105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-28-2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Molina	Right Mortgage Company	119-4-47
(NAME)	(NAME)	
321 E. Thompson Lane	106-B West Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, TN 37087	
(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,

JOHN MICHAEL CHAMPLIN, EXECUTOR FOR THE ESTATE OF ELIZABETH I. CHAMPLIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANCISCO MOLINA AND WIFE, EDIX E. SALVADOR,

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. 9 on the Plan of Glencliff Estates, Section Four, of record in Book 1835, Page 79, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John B. Champlin and wife, Elizabeth I. Champlin by deed from Ortha L. Cooper and wife, Ruby Cooper of record in Book 2649, Page 623, Register's Office for Davidson County, TN. John Champlin having since died and the property is now vested to Elizabeth I. Champlin as surviving tenant by entirety. John Michael Champlin executed this document pursuant to Will of record in Will Book 10759,* THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

*page 860, Register's Office for Davidson County, TN.

This is improved ☒ property, known as 321 Thompson Lane, 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 our hands this 22nd day of March, 2002.

Estate of Elizabeth I. Champlin

John Michael Champlin, Executor

by: John Michael Champlin, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Michael Champlin and with whom I am personally acquainted and who upon their oaths acknowledged himself to be the Executor of the Estate of Elizabeth I. Champlin, the within-named bargain, and corporation, and that they as such and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at Brentwood , Tennessee this 22nd day of March, 2002

Commission expires:

8-28-03

Sharon L. Riney

Notary Public

