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Davidson County DEEDWARR
Recvd: 04/23/02 09:24 2pgs
Fees:13.00 Taxes:519.48
20020423-0049784

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Gonzalez and James R. Lytle, Jr.	Franklin American Mortgage	Map: 086-03-0-046.00
(NAME) 1709 Ridgemere Court	(NAME) 501 Corporate Centre Drive	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, SANDI M. CUNDIFF AND HUSBAND ROBERT E. CUNDIFF, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto JESUS GONZALEZ, UNMARRIED AND JAMES R. LYTLE, JR., UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP hereinafter called the GRANTEE(S), 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. 42 on the plan formerly a Portion of Powell Subdivision, Ridgemere, of record in Plat Book 6250, pages 937-939, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandi M. Cundiff by Warranty Deed of record in Book 8340, page 981, said Register's Office.

Sandi M. Cundiff is married to Robert E. Cundiff. The said Robert E. Cundiff joins in the execution of this instrument for the purpose of relinquishing his marital rights in subject property.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 6925, page 941; and, any and all matters as shown on the plan of record in Plat Book 6250, page 937, 938 and 939, said Register's Office.

Unimproved ( )
This is improved (x) property, known as 1709 Ridgemere Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 19th day of April, 2002.

Sandi M. Cundiff

Robert E. Cundiff

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Sandi M. Cundiff and husband Robert E. Cundiff who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2002.

Notary Public

My Commission Expires: 5/15/04

(SEAL)

REBECCA A. DOHODA
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087