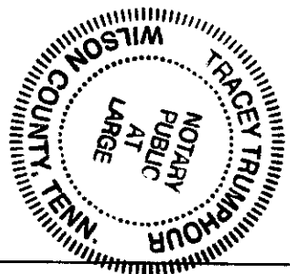
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Gerald Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Simpson	Franklin American Mortgage Company	Map 75
(NAME) 645 Denver Drive	(NAME) 501 Corporate Centre Dr., Suite 400	Group 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin Tennessee 37067	Parcel 22
(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,

Elton Wiseman and Wife, Patricia Gayle Wiseman ,

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

Gerald Simpson and his wife Kelly Simpson ,

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:

Being Lot No. 232 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elton Wiseman and Wife, Patricia Gayle Wiseman by Quit claim deed from Patricia Gayle Poteete Read Wiseman of record in Deed Book 8792, page 113, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4228, page 457, Register's Office for said County.

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

Davidson County DEEDWARR
Recvd: 04/30/02 13:02 2pgs
Fees:13.00 Taxes:510.23
20020430-0052884

unimproved ☐

This is improved ☒ property, known as 645 Denver Drive, 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 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 22nd day of April, 2002.

Elton Wiseman

Patricia Gayle Wiseman

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 Elton Wiseman and Wife, Patricia Gayle Wiseman the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/22/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number2204102

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122