22-1-025

Return to:

E.LO

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

Davidson County DEEDWARR
Recvd: 05/01/02 10:40 3pgs
Fees:18.00 Taxes:601.81

20020501-0053414

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **April, 2002** by and between **BLAKE A. MEVIS and wife, JANICE MEVIS, BLAKE A. MEVIS, II**, herein after referred to as GRANTOR, and **Matthew Kitchin and wife, Rachel E. Kitchin** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Brentwood Hall, Section 3, as of record in Book 2133, page 14, Register's Office for said County.

Said Lot No. 19 fronts 92 feet on the north side of Brentlawn Road and extends back 198.9 feet on the west line and 204.1 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 61.8 feet.
Being the same property conveyed to Blake A. Mevis, II by Quitclaim Deed from Belinda Hope Mevis of record in Instrument No. 2001 030200 19676, Register's Office for said County.
This is improved/unimproved property known as: 510 Brentlawn Drive, Nashville, TN

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Blake A Mevis by Blake A Mevis II POA

BLAKE A. MEVIS
Signature of Seller

Janice K Mevis

JANICE MEVIS,
Signature of Seller

Blake A Mevis II

BLAKE A. MEVIS, II
Signature of Seller

Name and Address of Property Owner:
Matthew Kitchin
510 Brentlawn Drive, Nashville, TN

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400, FRANKLIN, TN 37067

MAP AND PARCEL--146-160-010.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$162,650.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **April, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-205

On this **17th** day of **April, 2002** before me personally appeared BLAKE A. MEVIS, II , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BLAKE A. MEVIS , and acknowledged that he/she executed the same as the free act and deed of said BLAKE A. MEVIS

Witness my hand, at office, this **17th** day of **April, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JANICE, MEVIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **17th** day of **April, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BLAKE A. MEVIS, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **17th** day of **April, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE