Davidson County DEEDWARR
Recvd: 07/02/02 09:14 2pgs
Fees:13.00 Taxes:438.45

20020702-0079189

FILE BOX 45

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40960**

WARRANTY DEED

ZANA C. BETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 118,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 26TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/29/03

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LINDA C. STREET **757 Tulip Grove Road, Unit 1404** **Hermitage, TN 37076**	Suntrust Bank 201 4th Avenue, North 7th Floor Nashville, TN 37219	**75-12-C-10**

FOR AND IN 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 **I, DAWN E. WEBER FRANKLIN, A MARRIED PERSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA C. STREET**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 1404 on the Resubdivision of Phase One, Brookside Park Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument No. 200001070002402, 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 Dawn E. Weber, a single person, by deed from Fox Ridge Homes, Inc., of record in Instrument Number 20000911-0089543, Register's Office for Davidson County, Tennessee. Dawn E. Weber has since married and is now known as Dawn E. Weber Franklin. This property has never been the residence of said spouse.

This conveyance is made subject to:

Taxes for the year 2002, a lien which is not yet due and payable.

Subject to all matters of record in Instrument No.: 200001070002402, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11653, Page 251, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in book 11653, Page 249, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )

This is improved (X) property, known as **757 Tulip Grove Road, Unit #1404, Hermitage, Tennessee 37076**

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 26 DAY OF JUNE, 2002.

Dawn E. Weber Franklin

DAWN E. WEBER FRANKLIN

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 DAWN E. WEBER FRANKLIN the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26 day of June, 2002.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/25/06