22-1-515

E.LO

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

Davidson County DEEDWARR
Recvd: 07/08/02 12:30 3pgs
Fees:18.00 Taxes:199.80
20020708-0081781

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **July, 2002** by and between **Mark T. Dodson and wife, Ivy P. Dodson Sidney T. Dodson and wife, Karen L. Dodson**, herein after referred to as GRANTOR, and **Nathinal Shepard** , 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 ~~**Williamson**~~ Davidson, State of Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 132, on the Plan of Rock Harbor Condominiums, of record in Book 6153, page 463-466, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sidney T. Dodson, married and Mark T. Dodson, unmarried, as joint tenants with the right of survivorship, by Deed from Donna Faye Johnsey, Executrix of the estate of Elizabeth E. Meadows and Donna Faye Johnsey, of record in Book 10454, page 102, recorded on May 14, 1997, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 515 Basswood Avenue #N-132, Nashville, TN 37209

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.

Mark T. Dodson
Signature of Seller

by POA
Ivy P. Dodson
Signature of Seller

Sidney T. Dodson
Signature of Seller

by POA
Karen L. Dodson
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **5th** day of **July, 2002** before me personally appeared MARK T. DODSON, 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 IVY P. DODSON, and acknowledged that he/she executed the same as the free act and deed of said IVY P. DODSON

Witness my hand, at office, this **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN 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, **Mark T. Dodson**, 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 **Williamson** County, this **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN 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, **Sidney T. Dodson**, 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 **Williamson** County, this **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **5th** day of **July, 2002** before me personally appeared SIDNEY T. DODSON 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 KAREN L. DODSON, and acknowledged that he/she executed the same as the free act and deed of said KAREN L. DODSON

Witness my hand, at office, this **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Nathinal Shepard
515 Basswood Avenue #N-132, Nashville, TN 37209

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

MAP AND PARCEL--090-11-0-A 132.00 CO

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 **$54,000.00** 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 **5th** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-515

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE