02

Hickory 48A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 07/29/02 09:53 2pgs
Fees:13.00 Taxes:310.80
20020729-0090445

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2002 between **PAM MCKINNEY, UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and

JULIANA I. IWUAGWU

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 90 ON THE SITE PLAN HICKORY VALLEY CONDOMINIUMS, PHASE 2, OF RECORD IN PLAT BOOK 4460, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAM MCKINNEY, UNMARRIED, BY DEED FROM DAVID GLENN PARNELL AND WIFE, SABRINA KAE HARRIS, OF RECORD IN BOOK 8773, PAGE 918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2002 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

PAM MCKINNEY

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PAM MCKINNEY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of December 2001.

Dina Portillo
Notary Public
Printed name: Dina Portillo

My commission expires: 12/24/2004
(NOTARY SEAL)

DINA PORTILLO
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
DECEMBER 24, 2004

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Juliana I. Iwuagwu
5510 Country Drive, #90
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Franklin American Mortgage
501 Corporate Centre Drive, #400
Franklin, TN 37067

~~XXXX~~ Map 162-09-0-A Parcel 090.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 84,000.00.

Iwuagwu I Juliana (AFFIANT)

Subscribed and sworn to before me, this 23rd day of July, 2002

Catherine R. Vass
Notary Public

My commission expires 05/30/04

Printed Name Catherine R. Vass

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.