BOK I

WARRANTY DEED

NOTARY PUBLIC AT LARGE

My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF JULY, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Bendt	**First Franklin Financial Corporation**	**165-14-0 062.00**
(NAME)	(NAME)	
4725 Greystone Street	**112 Town Park Drive, Suite G150**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Kennesaw, GA 30144**	
(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, **James A. Barrett and wife, Eve M. Barrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith A. Bendt, unmarried**, 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:

Land in Davdison County, Tennessee, being Lot no. 39 on the Plan of Peppertree Forest Subdivision, Revised, Section One, recorded in Book 6900, Pages 973-975, 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 James A. Barrett and wife, Eve M. Barrett by deed of record in Book 8252, Page 14, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 07/30/02 11:08 2pgs
Fees:13.00 Taxes:345.95

20020730-0091097

unimproved ☐

This is improved ☒ property, known as **4725 Greystone Street, Antioch, TN 37013**

(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 **29th day of July, 2002**.

James A. Barrett

Eve M. Barrett

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 James A. Barrett and Eve M. Barrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2002.

Commission expires: 1-25-2006

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires