WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanny E. Price	America's Wholesale Lender	53-14-91
(NAME)	(NAME)	
1436 Pawnee Trail	P O Box 10212	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Van Nuys, CA 91410	
(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, Michael R. Stokes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lanny E. Price and Larry A. Simmons, both 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 the 11th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the Map of plan of Nawakwa Hills. Dated April 3rd, 1930, and recorded in Plan Book 843, Pages 36 and 37, Register's Office for said County.

SAID point of beginning being 1135.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 44 degrees 23 minutes East 100 feet to a point marked with an iron pin; thence South 45 degrees 37 minutes West 150 feet, more or less, to a point marked with an iron pin; thence North 44 degrees 23 minutes West 100 feet to a point marked with an iron pin; thence North 45 degrees 37 minutes East 150 feet, more or less, to the point of beginning.

Property is not the primary residence of the Grantor.

BEING the same property conveyed to Michael R. Stokes by Warranty Deed from David Leo Crane and wife, Carole B. Crane, James B. Hardy, C. W. Tidwell and H. S. Tidwell, of record in Book 11127, Page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1436 Pawnee Trail, Madison, TN 37115
(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 hand this 5th day of August, 2002.

Michael R. Stokes

Davidson County DEEDWARR
Recvd: 08/08/02 10:03 2pgs
Fees:13.00 Taxes:539.83
20020808-0095513

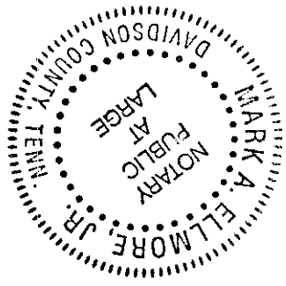
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Michael R. Stokes, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2002.

Commission expires: January 25, 2003



Mark A. Ellmore, Jr. Notary Public