22-1-618

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

WARRANTY DEED

Mail to:
LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,000.00

Susan Mathes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2002

Janie C Hughes
Notary Public

MY COMMISSION EXPIRES: 8/22/05

NOTARY PUBLIC AT LARGE MAURY CO.

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XAVIER STIEN 5906 COLCHESTER DRIVE HERMITAGE, TN 37076	Franklin American Mortgage Co 501 Corporate Centre Drive STE 400 Franklin TN 37067	87-5-A-35 CO

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, WE,

HAROLD R. RENDER AND WIFE, SHERIAN C. RENDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

XAVIER STIEN, 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:
Being Lot No. 35 on the plan of Farmingham Woods, Phase I, of record in Book 7900, Page 228, Register's Office for said county.

Said Lot No. 35 fronts 62.72 feet on the northerly margin of Colchester Drive and extends back 122.55 feet on the westerly line and 114.41 feet on the easterly line to a dead line in the rear measuring 36.53 feet thereon.

Being the same property conveyed to Harold R. Render, by Quitclaim Deed from Sherian C. Render, dated December 10, 1992 and recorded December 15, 1992 in Book 8813, page 763, Register's Office for Davidson County, Tennessee

SHERIAN C. RENDER, WIFE OF HAROLD R. RENDER JOINS IN THIS WARRANTY DEED ONLY FOR THE PURPOSES OF CONVEYING SUCH MARITAL RIGHTS, IF ANY, SHE MAY HAVE IN AND TO SAID PROPERTY.

Unimproved ( )
This is improved (X) property known as **5906 COLCHESTER DRIVE, HERMITAGE, TN 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 14TH day of AUGUST, 2002

Harold R. Render
HAROLD R. RENDER

Davidson County DEEDWARR
Recvd: 08/20/02 10:03 2pgs
Fees:13.00 Taxes:458.80
20020820-0100388

Sherian C. Render
SHERIAN C. RENDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold R. Render and wife, Sherian C. Render the bargainors 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 Brentwood, Tennessee, this 14TH day of AUGUST, 2002.

Commission Expires: 1/25/03

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 25 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____

Notary Public