Box:13
#418

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/19/02 14:07 1pgs
Fees:13.00 Taxes:471.75
20020919-0114373

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

# WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2002.

(Affix Seal)

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-02E0441

THIS INSTRUMENT PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Franklin Brown | America's Wholesale Lender | 103-07-45 |
| 5416 Oakmont Circle | 750 Old Hickory Blvd # 180 | |
| Nashville, Tennessee 37209 | Brentwood Tn 37027 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FRANKLIN BROWN, UNMARRIED hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 36 on the Plan of Richland Meadows, Section I, of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly margin of Oakmont Circle and extends back 171.5 feet on the westerly line and 183.4 feet on the southeasterly line to the center of Richland Creek.

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by Deed from Betty F. Hunt of record in Instrument No. 20020214-0019392, said Register's Office.

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

( ) unimproved
This is ( X ) improved property known as **5416 Oakmont Circle, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **30th** day of **August, 2002**:

Stephanie Christian

Van E. Christian, II

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 STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of August, 2002.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.