Davidson County DEEDWARR
Recvd: 09/25/02 14:55 2pgs
Fees:13.00 Taxes:517.63

20020925-0117049

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 139,900 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/29/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Ingram	Franklin American Mortgage Company	Map 149, Group 06-0, Parcel 67
(NAME) 508 Oak Forrest Court	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin Tennessee 37067	
(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, Judy T. Rush N/K/A Judy T. Kusen and Richard Kusen, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Ingram, 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. 36 on the Final Plat of Oakwood Subdivision, Phase One, as shown by plat of record in Plat Book 6900, page 935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judy T. Rush N/K/A Judy T. Kusen and Richard Kusen, Married by deed from Centex Real Estate Corporation of record in Deed Book 8080, page 488, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 7981, Page 478, Book 9237, Page 1, Book 8038, Page 838, Book 9781, Page 987, Book 8313, Page 17 and Book 10650, Page 785, Register's Office for said County.

Richard Kusen joins in this conveyance to convey any and all rights he may have in this property.

unimproved ☐

This is improved ☒ property, known as 508 Oak Forrest Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

SEP 20 '02 03:47PM CUMBERLAND TITLE

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 20th day of September, 2002.

Judy T. Kusen
Judy T. Rush N/K/A Judy T. Kusen

Richard Kusen by Judy Kusen Atty in Fact
Richard Kusen

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 Judy T Rush k/n/a Judy T. Kusen ~~and Richard Kusen~~ the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~9/30/2002~~

My Commission Expires: _____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

File Number2209207
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

STATE OF Tennessee
COUNTY OF Williamson

On this the 20 day of September 2002 before me personally appeared Judy T. Rush N/K/A Judy T. Kusen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Kusen, and who acknowledged that she executed the same as the free act and deed of the said Richard Kusen by virtue of that Power of Attorney, duly executed by the said Richard Kusen and appearing of record in ~~Book~~ 20020925-0117048, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, TN, this September 20, 2002

My Commission Expires: _____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

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