WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/02 13:22 2pgs
Fees:13.00 Taxes:310.80

20021001-0119103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Maxine Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2002

Mary Bratton
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Roth (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 051-03
904 Freywood Drive (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 095
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Benjamin H. Licup, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Roth, 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 Davidson County, Tennessee, being Lot No. 87 on the Plan of Section 2, Pleasant Acres, of record in Book 2133, page 75, Register's Office for 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 Benjamin H. Licup and wife, Erlinda Licup by Warranty Deed from James E. Cordts and wife, Jane B. Cordts of record in Book 4738, page 189, Register's Office for Davidson County, TN. The said Benjamin H. Licup and Erlinda Licup having since divorced. Also being the same property conveyed to Benjamin H. Licup by quitclaim deed from Erlinda Licup of record by Instrument No. 20021001-0119101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

ROY KABIGTING executed on behalf of BENJAMIN H. LICUP pursuant to the Power of Attorney which is being recorded herewith in the Register's Office for Davidson County, Tennessee, at Instrument No. 20021001-0119102.

unimproved ( )
This is improved (X) property, known as 904 Freywood Drive, 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 30th day of September, 2002

Benjamin H. Licup Benjamin H. Licup
By:
Roy Kabigting, Attorney-in-fact
Roy Kabigting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared Roy Kabigting, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Benjamin H. Licup, and acknowledged that he executed the same as the free act and deed of the said Benjamin H. Licup.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2002.

M Mary Brockett
Notary Public

My Commission Expires: 10-23-03

