

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/02 09:28 2pgs
Fees:13.00 Taxes:180.93

20021010-0124069

B-HOFF-02-1444

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Debbie Damaschun
Affiant

Subscribed and sworn to before me, this 2nd DAY OF October, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-16-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Francoeur	First Horizon Home Loans (NAME)	
145 Harris Street (ADDRESS)	P.O. Box 196064 (ADDRESS)	43-13-247
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Irvine, CA 92623-9664 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE HEIRS AT LAW OF LUCILLE MARKHAM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN FRANCOEUR AND HUSBAND, RUSSELL FRANCOEUR, hereinafter called the Grantees, 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. 71 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the northerly side of Harris Avenue and runs back 107 feet on the easterly line and 110.5 feet on the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Creed Markham and wife, Lucille Markham by Installment Deed as shown of record in Book 3618, page 633, Register's Office for Davidson County, Tennessee. Said Creed Markham having predeceased Lucille Markham. Said Lucille Markham having since died testate, leaving Mary Madgeline Davenport, Dorothy Sue Upchurch and Willie Edward Markham as beneficiaries (see Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20021010-0124066, Register's Office for Davidson County, Tennessee). Said Willie Edward Markham having since died intestate leaving Lela May Markham, Willie Edward Markham, Jr. and Dessierai Evelyn McMillin as Heirs at Law (see Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20021010-0124067, Register's Office for Davidson County, Tennessee).

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

unimproved ( )
This is improved (X) property, known as 145 Harris Street, Madison, Tennessee 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.

Mary Madgeline Davenport - Stevens

Mary Madgeline Davenport

Dorothy Sue Upchurch

Dorothy Sue Upchurch

Lela May Markham by Dorothy Sue Upchurch attorney in fact

Lela May Markham by Dorothy Sue Upchurch, attorney-in-fact

Willie Edward Markham Jr. by Dorothy Sue Upchurch attorney in fact

Willie Edward Markham, Jr. by Dorothy Sue Upchurch, attorney-in-fact

Dessierai Evelyn McMillin by Dorothy Sue Upchurch attorney in fact

Dessierai Evelyn McMillin, by Dorothy Sue Upchurch, attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that Mary Madgeline Davenport and Dorothy Sue Upchurch personally appeared before me this day and acknowledged the due execution of the foregoing instrument. *Stevens

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

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of the County and State personally appeared Dorothy Sue Upchurch, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Lela May Markham, Willie Edward Markham, Jr. and Dessierai Evelyn McMillin, and acknowledged that he/she/they executed the same as the free act and deed of the said Lela May Markham, Willie Edward Markham, Jr. and Dessierai Evelyn McMillin by Power of Attorney recorded simultaneously herewith in Instrument No. 20021010-0124068, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 3rd day of October, 2002.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.