# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2002

Notary Public

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

Davidson County DEEDWARR
Recvd: 11/12/02 11:58 2pgs
Fees:13.00 Taxes:340.40
20021112-0139780

**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 |
|---|---|---|
| John R. Primm (NAME) | Option One Mortgage (NAME) | MAP 043-09 |
| 617 - 619 Bixler Avenue (ADDRESS) | 14520 Avion Parkway, Suite 310 (ADDRESS) | PARCEL 371 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Chantilly, VA 20151 (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, James C. Tapp and wife, Sherie Helen Tapp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Primm, 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. 2 on the Plat of Resubdivision of Lots 1 and 2 of the Resubdivision of Lot 26 and Resubdivision of part of Lot 27, Woodlawn Estates of record in Plat Book 6050, page 114, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James C. Tapp, Unmarried, by Warranty Deed dated November 16, 1998, from Robert A. Wallace of record in Book 11249, page 52, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Sheri Helen Tapp joins in this conveyance for the purpose of conveying all right,title and interest in and to said property, marital or otherwise.

Sheri Helen Tapp executes this instrument as Attorney-in-Fact on behalf of James C. Tapp pursuant to Special Power-of-Attorney of record by Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 617 - 619 Bixler Avenue, 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 our hand s this 6th day of November, 2002

James C. Tapp
By: James C. Tapp by Sheri Helen Tapp, atty in fact
Sheri Helen Tapp, Attorney-in-fact

Sherie Helen Tapp

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERI HELEN TAPP the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of November, 2002.

My Commission Expires: 10/25/03

Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 6th day of November, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHERI HELEN TAPP to me known to be the person who executed the foregoing instrument in behalf of JAMES C. TAPP, and acknowledged that SHE executed the same as the free act and deed of the said JAMES C. TAPP.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 6th day of NOVEMBER, 2002.

My Commission Expires: 10/25/03

Notary Public

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**STATE OF TENNESSEE**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

Notary Public

My Commission Expires: _____