22-1121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/03 09:51 2pgs
Fees:13.00 Taxes:388.50

20030106-0001716

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Stacey C. Irvin (NAME)	Franklin American Mortgage Co. (NAME)	MAP 073-01
2021 Olga Avenue (ADDRESS)	501 Corporate Centre Dr., Ste 400 (ADDRESS)	PARCEL 029
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, M. E. Etheridge and wife, Carrye L. Etheridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacey C. Irvin

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. 31, Block "G" on the Plan of Country Club Estates Subdivision, which is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to M. E. Etheridge and wife, Carrye L. Etheridge by Warranty Deed from Robert E. Etheridge and wife, Sherry M. Etheridge of record in Book 5506, page 139, 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.

John T. Etheridge executes this Instrument as Attorney-in-Fact on behalf of Carrye Lee Etheridge pursuant to Power-of-Attorney of record by Instrument No. 20020923-0115380.

John T. Etheridge executes this Instrument as Attorney-in-Fact on behalf of M. E. Etheridge pursuant to Power-of-Attorney of record by Instrument No. 20020923-0115379.

Carrye L. Etheridge and Carrye Lee Etheridge is one and the same person.

unimproved ( )
This is improved (X) property, known as 2021 Olga Avenue, Nashville, TN 37216
(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 13th day of December, 2002

M. E. Etheridge
By: x M E Etheridge
John T. Etheridge, Attorney-in-fact x John T Etheridge

Carrye L. Etheridge
By: x Carrye L Etheridge
John T. Etheridge, Attorney-in-fact x John T Etheridge

22-1121

STATE OF TENNESSEE
COUNTY OF

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

My Commission Expires:_____

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this 13th day of December, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN T. ETHERIDGE to me known to be the person who executed the foregoing instrument in behalf of M.E. ETHERIDGE & CARRYE LEE ETHERIDGE, and acknowledged that HE executed the same as the free act and deed of the said M.E. ETHERIDGE & CARRYE LEE ETHERIDGE.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 13TH day of DECEMBER, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 10/[illegible]/03

Notary Public

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:_____