CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Jerry Averitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003.

Judy Harrison
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires October 25, 2003

Davidson County DEEDWARR
Recvd: 02/05/03 10:21 2pgs
Fees:13.00 Taxes:806.60

20030205-0015771

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank S. Lamuno	CTX Mortgage Company, LLC	105-13-0-023.00
(NAME)	(NAME)	
1304 Ashwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Marcus J. Dripps, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank S. Lamuno and wife, Olympia C. Lamuno, 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. 324 on the Plan of Resubdivision Part of Belmont Land Co. Sub., as of record in Plat Book 421, Page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being all of the same property conveyed to Marcus J Dripps, unmarried by deed dated 7/24/98 from Joel J. Lillejord and wife, Dana R. Lillejord of record in Book 11041, Page 840, Register's Office Davidson County, Tennessee.

Katherine Lucy Dripps joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Marcus J. Dripps.

unimproved ☐

This is improved ☒ property, known as 1304 Ashwood Avenue, Nashville, TN 37212

(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 31st day of January, 2003.

Marcus J. Dripps by ML Atty in fact
Marcus J. Dripps

Katherine Lucy Dripps by ML Atty in fact
Katherine Lucy Dripps

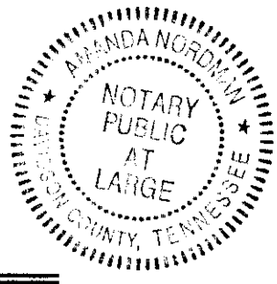
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mark Deutschmann, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Marcus J. Dripps and Katherine Lucy Dripps, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Marcus J. Dripps and Katherine Lucy Dripps. Witness my hand and Notarial Seal this 31st day of January, 2003.

Notary Public

My Commission Expires: 1/29/05



RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212