WARRANTY DEED

492.10
13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry G. Franklin	Southeastern Financial, Inc.	102-4/70.00
(NAME)	(NAME)	
6411 Premier Drive	3343 Perimeter Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37211	
(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,

Judith Gale Brown

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

Henry G. Franklin and wife, Cynthia L. Franklin

, 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. 719 on the plan of Charlotte Subdivision, Section 12 as of record in Book 2900, pages 127 and 128, Register's Office for said County. Said Lot No. 719 fronts 77.2 feet on the southwesterly line and 137.1 feet on the southeasterly line to a line in the rear on which it measures 83.0 feet.

Being the same property conveyed to Judith Gale Brown by Quitclaim Deed from Howard C. Brown, dated May 20, 1993 and filed for record in Book 8967, page 526, Register's Office for Davidson County, Tennessee. Also of record in Book 8724, page 362 and in Book 6160, page 46, said Register's Office.

2003 county taxes have been prorated and assumed by the Grantees.
Subject to any and all matters as shown on the plan of record in Plat book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6411 Premier Dr., Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 08/08/03 17:20 2pgs
Fees:13.00 Taxes:492.10
20030808-0113752

Witness my/our hand(s) this 22nd day of July, 2003.

Judith Gale Brown

Judith Gale Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7/22/2003, before me personally appeared Judith Gale Brown to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

JUDITH C. JACOBS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENNESSEE