03

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 09/30/03 08:13 2pgs
Fees:13.00 Taxes:658.60

20030930-0143783

WARRANTY DEED

R-VRE-03-0212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Karen Elaine Hall
Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBER
Timothy A. Clo	Franklin Mortgage Funding	
212 11th Street	(NAME) 25800 Northwestern Hwy #875	83-13-10
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN EATON DBA VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY A. CLO AND KIMBERLY F. CLO, hereinafter called the Grantee(s), 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. 203 on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 203 fronts 50 feet on the westerly side of South 11th Street (formerly Smith Avenue) and extends back 185.8 feet on the northerly line and 187.4 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

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

Being the same property conveyed to Dan Eaton dba Vintage Builders by Warranty Deed dated 1-31-03 and filed for record on 2-3-03 in Instrument Number 20030203-0014478, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 212 11th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of September, 2003.

Vintage Builders by its President, Dan Eaton

STATE OF TENNESSEE/
COUNTY OF Davidson

Personally appeared before me,
John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared
Dan Eaton, with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the President of the Vintage Builders, the within named bargainor, and corporation, and that he as such
President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
Dan Eaton.

Witness my hand and official seal at
Nashville, TN
on this the 17 day of September, [redacted]. 2003

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903