WARRANTY DEED

Return To:

Fearnley and Cliff, PLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

NOTARY PUBLIC AT LARGE COUNTY

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF SEPTEMBER, 2003.**

Notary Public

MY COMMISSION EXPIRES: ~~MAY 28, 2006~~ 7-30-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric C. Yocum	**Franklin Mortgage Funding, Inc.**	**135-14-0- A 258.00 CO**
(NAME)	(NAME)	
1073 Blue Mountain Lane	**25800 Northwestern Hwy., #875**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Southfield, MI 48075**	
(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, **James T. McLean, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric C. Yocum**, a single man 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. 258 on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, Page 842, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to James T. McLean, Sr. by deed of record in Instrument 20021017-0127975, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1073 Blue Mountain Lane, Antioch, TN 37013**
(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: 10/13/03 15:08 2pgs
Fees:13.00 Taxes:532.80

20031013-0151580

Witness **my/our hand(s)** this **9th day of September, 2003**.

James T. McLean, Sr.,

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 James T. McLean, Sr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 9th day of September, 2003

Angela M. Lake
Notary Public

Commission expires:
1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RFORD CO. TENN.
My Commission Expires