24-1243

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/30/04 12:52 2pgs
Fees:13.00 Taxes:909.53
20040630-0077729

ADDRESS NEW OWNER:
Mark D. Engle
5548 Nevil Point
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Franklin American
Mortgage Co.
501 Corporate Centre Dr.
Ste 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

MAP	171-4
GROUP	A
PARCEL	68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna E. Lockwood Mundy, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark D. Engle**, unmarried, hereinafter called the "GRANTEE", his 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. 58 n the Plan of Brownstone Subdivision, Section Two, of record in Plat Book 9700, page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Donna E. Lockwood (now Mundy) by deed from Pulte Homes of Tennessee of record in Instr. 20000110-0002836, re-recorded in Instr. 20000207-0012273, Register's Office for Davidson County, Tennessee.

VICTOR W. MUNDY, husband of Donna E. Lockwood Mundy, joins in this conveyance to transfer all his right, title and interest in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises including, but not limited to restrictive covenants of record in Book 11276, page 618, as amended in Instr. 20000118-0005696, and Charter of record in Book 10293, page 349, said Register's Office..

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5548 Nevil Point, Brentwood, Tennessee 37027.

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", his heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 25th day of June, 2004.

Donna E. Lockwood Mundy

Donna E. Lockwood Mundy

Victor W. Mundy by Donna E. Lockwood Mundy

Victor W. Mundy by Donna E. Lockwood Mundy as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna E. Lockwood Mundy,** the bargainor, individually and as attorney in fact for Victor W. Mundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained by signing her name and the name of Victor W. Mundy as her free act and deed as his attorney in fact..

WITNESS my hand and official seal this 25th day of June, 2004.

M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission Expires: 8/14/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $245,820.00.

Ashley Anderson
AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2004.

Carrie E. Hughes
NOTARY PUBLIC

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE
MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____