WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/04 15:30 2 pgs
Fees:13.00 Taxes:869.13
20040723-0088556

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2004.

Notary Public

My Commission Expires Jan. 25, 2006

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick L. Vaughn	MICHIGAN FIDELITY ACCEPTANCE CORP DBA FRANKLIN MORTGAGE FUNDING INC.	173-04-0-A-202
(NAME) 5224 Ridgefalls Way	(NAME) 25800 NORTHWESTERN HWY. STE. 815	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, Robert Creecy, a Single Man and Russell H. Bowlin, joint tenants with right of survivorship , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick L. Vaughn, A Single Person , 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:

Being Lot No. 202 on the Plan of Oak Highlands, Phase Two as of record in Instrument No. 19991213-0302267 and Surveyor's Certificate of Correction of record in Instrument No. 20000913-0091246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Creecy, a Single Man and Russell H. Bowling, joint tenants with right of survivorship by Quitclaim Deed dated December 13, 2002 from Robert Creecy, a single man of record in Instrument No. 20021223-0158050 and rerecorded in 20030113-0004975 and also by deed of record in Instrument No. 20021223-0158048, all of record in Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5224 Ridgefalls Way, 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.

Witness my/our hand(s) this 16th day of July, 2004.

Robert Creecy

Russell H. Bowlin

File Number2407051

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

State of Tennessee
County of Williamson

On this the 16th day of July, 2004, before me personally appeared Robert Creecy and Russell H. Bowlin to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of th same to be their free act and deed.

Witness my hand and official seal this the 16th day of July, 2004.

Notary Public Jeff Farris

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE