This instrument prepared by:
Catherine Birmingham, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-610405**

Davidson County DEEDWARR
Recvd: 09/27/04 10:25 3pgs
Fees:18.00 Taxes:617.90
20040927-0115983

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of September, 2004**, by and between **Larry Douglas Mullican and wife, Marzetta M. Mullican**, parties of the first part, and **Chris Mullican and wife, Jordyn Mullican**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 4, FRANKLIN HEIGHTS, PHASE 1, SECTION 2, as shown on plat of record in Plat Book 6900, Page 856, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry Douglas Mullican and wife, Marzetta M. Mullican by Warranty Deed from Ronald L. Ryan and wife, Jennifer A. Ryan, recorded the 8th day of October, 1998 in Deed Book 11148, page 754 in the Register of Deeds Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **025-04 117.00**
Improved OR
Unimproved property located at: **314 McCoin Drive, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

610405A

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Larry Douglas Mullican

Larry Douglas Mullican

Marzetta M. Mullican

Marzetta M. Mullican 9/22/04

STATE OF **GEORGIA**

COUNTY OF Polk

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry Douglas Mullican and wife, Marzetta M. Mullican** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of September, 2004.**

Katie Spinks

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPT 8, 2007

KATIE SPINKS NOTARY PUBLIC POLK COUNTY, GA

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Owner's Name: **Chris Mullican and wife, Jordyn Mullican**

and Address: **314 McCoin Drive**
Goodlettsville, TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Franklin Financial
112 Town Park Drive , Suite
G150
Kennesaw, GA 30144

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$167,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda K Behman
Affiant

Subscribed and sworn to before me this **Twentieth day of September, 2004.**

Catherine C Burningham
Notary Public

My Commission Expires: _____

