WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/02/04 10:42 2pgs
Fees:13.00 Taxes:351.13
20041202-0143533

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie R. Boyd	Michigan Fidelity Acceptance Corp. d/b/a Franklin Mortgage Funding, Inc.	Map 052-03-0
(NAME) 504 Kinsey Blvd.	(NAME) 25800 Northwestern Hwy.	Parcel 014
(ADDRESS) Madison, TN 37115	(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, **Daniel C. Bir, and wife, Jessica A. Bir,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie R. Boyd, and wife Tiffany A. Boyd,** 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. 31 on the Plan of East Madison Addition, not of record, described according to a survey made by A & A Engineer's, dated August 28, 1986, as follows:

Beginning at an iron pin located in the Westerly margin of Kinsey Boulevard being 305.4 feet North of the Northeast corner of the Paul S. Bell property as of record in Book 6096, page 489, Register's Office for Davidson County, Tennessee; thence with the Westerly right-of-way margin of said Boulevard, Northerly 50 feet to an iron pin; thence leaving said margin Westwardly 150 feet to an iron pin; thence Southerly 50 feet to an iron pin; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Daniel C. Bir and wife, Jessica A. Bir, by deed dated October 28th, 1998, from John W. Willard and wife, Melanie H. Willard, of record in Book 11178, page 889, Register's Office for Davidson County, Tennessee.

Jessica A. Bir executes this instrument on behalf of Daniel C. Bir pursuant to powers granted in a Power of Attorney which appears of record in Instrument No. 20041202-0143532, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **504 Kinsey Blvd., Madison, TN 37115**

(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 our hands this 24th day of November, 2004.

Jessica A. Bir

Jessica A. Bir

Daniel C. Bir

Daniel C. Bir

By: Jessica A. Bir

Jessica A. Bir

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 **JESSICA A. BIR,** to me known to be the person who executed the foregoing instrument in behalf of **DANIEL C. BIR**, and acknowledged that she executed the same as the free act and deed of the said **DANIEL C. BIR**, pursuant to a Power of Attorney which appears of record in Instrument No. 20041202. 0143532, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 24th day of November, 2004.

Notary Public

My Commission expires: 09/22/07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA A. BIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of November, 2004.

Notary Public

My Commission expires: 09/22/07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE