WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Giddens	Michigan Fidelity Acceptance Corporation D/B/A Franklin Mortgage Funding, Inc.	136-10-11
(NAME)	(NAME)	
3740 Priest Lake Drive	25800 Northwestern Hwy., Suite 875	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, Ernest Neal Baskette and wife, Dorothy H. Baskette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela D. Giddens and husband, Michael E. Giddens 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. 362 on the Plan of Priest Lake Park, Section Six, as of record in Book 5050, pages 21 and 22, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at a point on the southerly margin of Wood Bridge Drive; said point being the common front corner of Lots No. 494 and 362; thence with the line between said lots southerly 155.00 feet to a concrete monument at the common rear corner of Lots No. 464 and 362; thence easterly 31.60 feet to a concrete monument, being the common rear corner of Lots No. 362 and 363; thence with the line between said lots northeasterly 135.00 feet to a point on the southwesterly margin of Priest Lake Drive; thence with said margin northwesterly 38.56 feet to a concrete monument; thence 58.60 feet to a concrete monument at the beginning of a curve to the left, having a radius of 25.00 feet; thence with said curve 37.00 feet to a concrete monument in the southerly margin of Wood Bridge Drive; thence with said margin westerly 62.00 feet to the point of beginning.

Being the same property conveyed to Ernest Neal Baskette and wife, Dorothy H. Baskette, by deed of record in Book 5360, Page 545, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ernest N. Baskette and Dorothy H. Baskette by Gary W. Baskette as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041210-0147191, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3740 Priest Lake Drive, Nashville, TN 37217
(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: 12/10/04 10:22 2pgs
Fees:13.00 Taxes:540.20

20041210-0147192

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 1st day of December, 2004.

Ernest Neal Baskette by Gary W. Baskette Atty-in-Fact

Ernest Neal Baskette by Gary W. Baskette

Dorothy H. Baskette by Gary W. Baskette Atty-in-Fact

Dorothy H. Baskette by Gary W. Baskette

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of December, 2004, before me personally appeared Gary W. Baskette, the person who executed the foregoing instrument on behalf of Ernest N. Baskette and Dorothy H. Baskette and who acknowledged that he executed the same as the free act and deed of the said Ernest N. Baskette and Dorothy H. Baskette, through Power of Attorney granted he by the said Ernest N. Baskette and Dorothy H. Baskette.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2004.

Commission expires: ~~May 28, 2006~~ 5/30/09

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Krystn T. Hedges

Notary Public