6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Afzaal Ali Lodhi	First Franklin Financial Corporation	173-4A-311
(NAME)	(NAME)	
808 Oak Springs Court	327 Springs Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, Kaylin P. Fox and husband, Horace Fox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Afzaal Ali Lodhi, married, 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. 255 on the Plan of OAK HIGHLANDS, PHASE THREE, 1ST REVISION, a planned unit development, of record in Instrument Number 200201220008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot.

Being the same property conveyed to Kaylin P. Fox, married, by deed of record in Instrument No. 20020606-0069179, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Horace Fox by Kaylin P. Fox as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. → _____, in the Register's Office for Davidson County, Tennessee.

20070112-0005138

Horace Fox joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 808 Oak Springs Court, 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.

Davidson County DEEDWARR
Recvd: 01/12/07 10:10 2 pgs
Fees:13.00 Taxes:946.83

20070112-0005139

Witness my hand this 8th day of January, 2006.

Kaylin P. Fox

Horace Fox by Kaylin P. Fox, his attorney in fact

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 Kaylin P. Fox with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 8th day of January, 2006, before me personally appeared Kaylin P. Fox, the person who executed the foregoing instrument on behalf of Horace Fox and who acknowledged that she executed the same as the free act and deed of the said Horace Fox, through Power of Attorney granted she by the said Horace Fox.

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2006.

Commission expires:

Victor Hazelwood Notary Public My Comm. Exp. 2010 State of TENNESSEE Davidson County

Notary Public