J-22061-2
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/07 14:58 2 pgs
Fees:13.00 Taxes:1387.50
20070718-0085614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 2007.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/22/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Underwood	Franklin American Mortgage Corp.	Map 104-10
(NAME) 2814 Blair Boulevard	(NAME) 501 Corporate Centre Dr. Ste.400	Parcel 226
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, TN 37067	
(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, **PETER FYFE AND WIFE, LOIS J. FYFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M. UNDERWOOD AND MARY SPOTSWOOD BOX,*** 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:

*** as joint tenants with right of survivorship**

Land in Davidson County, Tennessee, being Lot No. 17 on the revised Plan of Lots 10-19 in Block 7, Fairfax Place of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Peter Fyfe and wife, Lois J. Fyfe, by deed from Percy B. Pruett and wife, Alice B. Pruett, of record in Book 2992, page 627, said Register's Office.

This conveyance is subject to 2007 real property taxes and all matters appearing on the plan of record in Book 547, page 133, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2814 Blair Boulevard, Nashville, Tennessee 37212
(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 16 day of July, 2007.

(X) Peter Fyfe
Peter Fyfe

(X) Lois J. Fyfe
Lois J. Fyfe

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 Peter Fyfe and Lois J. Fyfe, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of July, 2007.

Commission expires:

Notary Public

