Davidson County DEEDWARR
Recvd: 08/15/01 16:05 3pgs
Fees:18.00 Taxes:1406.00
20010815-0088375

Book 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2001.

Notary Public

My Commission Expires: 01/25/2003

Address New Owner As Follows:
Herbert A. Fritch &
Barbara A. Matheson
5568 Hearthstone Lane
Brentwood, TN 37027

Send Tax Bills To:
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230

Map-Parcel Number:
160-11-A-20.00 CO.
Field Book No. 06DU 81589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER A. PARKER AND TERESA L. PARKER, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HERBERT A. FRITCH, UNMARRIED AND BARBARA A. MATHESON, UNMARRIED**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 20 on the Plan of Heritage Heights, Phases II, III and IV of record in Book 6250, page 744, Register's Office for Davidson County, Tennessee, together with all rights, interest and appurtenances thereto and improvements thereon.

Said Lot now known as Lot No. 20 on the Plan of Hemmingwood Phases, II, III and IV of record in Book 6900, pages 6, 7, and 8, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter A. Parker and wife, Teresa L. Parker by deed from Robert M. Roth and and wife, Teresa K. Roth, of record in Book 9782, page 402, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declarations of Covenants, Conditions and Restrictions of Heritage Heights of record in Book 6730, page 329, as amended in Book 6892, page 540, as further amended in Book 6925, page 268 and as corrected in Book 6948, page 268, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 744 and in Book 6900, pages 6, 7, and 8, Register's Office for said County.

This is improved property known as 5568 Hearthstone Lane, Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of August, 2001.

Walter A. Parker

Teresa L. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER A. PARKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESA L. PARKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003