Davidson County DEEDWARR
Recvd: 09/18/01 08:31 2pgs
Fees:13.00 Taxes:712.25

20010918-0100707

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2001.

Notary Public
My commission expires:

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

01-0109-23902

Address of New Owner:	Send Tax Bills to:	Tax Information
Lucy E. Cuetter	Fifth Third Mortgage Co.	Map 091-15-0
5311 Nevada Avenue	250 W. Main Street	Parcel 077
Nashville TN 37209	Lexington, KY 40507	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melissa L. Matthews (now Miggo), hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Lucy E. Cuetter, hereinafter called the Grantee, her successors 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, described as follows: Beginning at the south margin of Nevada Avenue, the northeast corner of Horace Berry property; thence with Horace Berry's line, South 320 feet to an iron pin, the southwest corner of Horace Berry's property, and the southeast corner of this tract; thence West 50 feet to an iron pin, the southeast corner of this tract; thence North 320 feet to an iron pin in the margin of Nevada Avenue; thence East with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl, III, RLS Tennessee No. 100, 400 7th Avenue, South, Nashville, Tennessee 37203, dated September 29, 1994.
>
> Being the same property conveyed to Melissa L. Matthews, by deed from Timothy Murray Hildebrandt and wife, Deborah C. Hildebrandt, of record in Book 10870, page 692, Register's Office for Davidson County, Tennessee.
>
> David Miggo joins in this conveyance solely for the purpose of conveying whatever marital rights he may have in the property as the spouse of Melissa L. Matthews Miggo.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5311 Nevada Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 17th day of September, 2001.

Melissa L. Matthews Miggo

Melissa L. Matthews Miggo

David Miggo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa L. Matthews Miggo and husband, David Miggo, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 17th day of September, 2001.

Notary Public

My Commission expires: _____

