Davidson County DEEDWARR
Recvd: 02/25/02 11:34 2pgs
Fees:13.04 Taxes:295.63

20020225-0023649

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0202-60274

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00.

Ashley B. Curtis
Affiant

Subscribed and sworn to before me, this 15th day of February, 2002.

Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley B. Curtis 141 Scenic View Road Old Hickory, TN 37138	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	43-4-053

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeanette D. Curtis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashley B. Curtis, hereinafter called the Grantees, their 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, being Lot No. "O" on the unrecorded Plan of the re-subdivision of Lots No. 64 to 66 on the Plan of Scenic View Subdivision, and is the easterly part of Lot No 65 and the westerly part of Lot No. 66 on the Plan of Scenic View Subdivision.

Said Lot "O" fronts 69.1 feet on the northwesterly margin of Scenic View Drive (formerly Havron Avenue) and extend back between parallel lines 170 feet to a line in the rear measuring 69.1 feet thereon.

Being the same property conveyed to David M. Curtis and wife, Jeanette D. Curtis by deed from George E. Bragg and wife, Rita A. Bragg of record in Book 5032, page 700, Register's Office for Davidson County, Tennessee. David M. Curtis conveyed his interest in subject property to Jeanette D. Curtis by Quitclaim Deed of record in Book 10657, Page 512, said Register's Office.

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 141 Scenic View Road, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of February, 2002.

Jeanette D. Curtis 2/15/02
Jeanette D. Curtis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanette D. Curtis, with whom I am personally acquainted, and who acknowledged ~~they~~ executed the within instrument for the purposes therein contained She

Witness my hand in Hendersonville, Tennessee, this 15th day of February, 2002.

Notary Public

My Commission expires 07/27/02

ANGELA D. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL 27 2002

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075