PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **May, 2002** between **CATHERINE RAYBOURN and ALAN W. RAYBOURN** , GRANTOR, and **THOMAS BITZER and KELLY BITZER, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Camden Woods, Phase II, of record in Plat Book 6900, page 735, as amended in Book 8091, page 795, Register's Office for Davidson County, Tennessee, and described as follows;

Said Lot No. 409 fronts 33.00 feet on the northwesterly margin at the terminus of cul-de-sac of Cahaba Cove and extends back 118.98 feet on the southerly line and 152.54 feet on the southeasterly line to a broken line in the rear measuring 195.45 feet thereon.

Being the same property conveyed to Alan W. Raybourn and wife, Catherine Raybourn, by deed from Teresa A. Smith, unmarried, of record, in Instrument Number 200005300053224, Register's Office, ~~Williamson County~~ Davidson County, Tennessee. The Alan W. Raybourn and Catherine Raybourn have since divorced and Mr. Raybourn is joining in this conveyance for this purpose as set forth in the Marital Dissolution Agreement and Final Decree between the parties.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6900, page 735, amended in Book 8091, page 795; Charter for HOA in Book 7661, page 32; By-Laws of record in Book 7620, page 583; Quitclaim Deed for Common Area to HOA in Book 7783, page 585; and any all easements, right of ways, zoning regulations, building restrictions, setback lines, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

CATHERINE RAYBOURN
Signature of Seller

ALAN W. RAYBOURN
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/28/02 09:50 2pgs
Fees:13.00 Taxes:549.45

20020528-0064060

now Known as
Catherine
HAMMERS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CATHERINE RAYBOURN and ALAN W. RAYBOURN**, the within named bargainors, 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, at office, this **23rd** day of **May, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

THOMAS BITZER and KELLY BITZER
216 CAHABA COVE
HERMITAGE, TN 37076

Property Address:

216 CAHABA COVE
HERMITAGE, TN 37076

Person Responsible for Taxes:

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$148,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **May, 2002.**

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 1-23-06

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076