WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/02 12:38 3pgs
Fees:18.00 Taxes:377.03

20020702-0079391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,900.00

Thomas Dwayne Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2002

D. Annette Chapman
Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SEVIER COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Fitzwater (NAME)	CTX Mortgage Company (NAME)	MAP 072-08
3702 Inglewood Circle South (ADDRESS)	P. O. Box 199114 (ADDRESS)	PARCEL 016
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9114 (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, Thomas Dewayne Dutton and David Bradley Dutton and Linda Elaine Dutton Kilgore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Fitzwater and wife, Catherine Fitzwater

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:

Land in Davidson County, Tennessee, being Lot #2 of Block "B" on the Map of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, as shown on a revised and corrected Map of Lots #1-8 of said Block, not of record, made by Pete Meyer, Surveyer, in March and June, 1946, as follows:

Beginning at a point in the southeasterly margin of Inglewood Circle South, at the corner of Lots #1 and #2 of said Revised Plan, said point being 55.5 feet southeasterly from a marker set in the northeasterly line of Lot #1, at a point at the beginning of a curve into Stratford Avenue, said point likewise being 75.5 feet southwesterly from the intersection of Stratford Avenue and Inglewood Circle, if the same were extended disregarding said curve; thence with the margin of Inglewood Circle South, south 53 degrees 30' west 80 feet to the corner of Lots #2 and #3 of said Revised Plan; thence with the line between said Lots south 34 degrees 15' east 133.5 feet to a point which is south 58 degrees west 169.5 feet from the margin of Stratford Avenue; thence north 58 degrees east 80.25 feet to the corner of Lots #1 and #2 on said Revised Plan; thence with the line between said lots, north 34 degrees 15' west 140 feet to the beginning.

BEING the same property conveyed to Norris H. Dutton and wife, Vina B Dutton by Warranty Deed from Sterling Homes, Inc. a Tennessee Corporation of record in Book 3641, page 365, Register's Office for Davidson County, TN. The said Vina B. Dutton having predeceased Norris H. Dutton. Norris H. Dutton having died Intestate August 21, 2001, a resident of Davidson County, Tennessee, leaving his only heirs-at-law as Thomas DeWayne Dutton, David Bradley Dutton and Linda Elaine Dutton Kilgore.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3702 Inglewood Circle South, Nashville, TN 37216
(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 hand s this 28th day of June, 2002

Thomas Dewayne Dutton

Linda Elaine Dutton Kilgore

David Bradley Dutton

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 Thomas Dewayne Dutton and David Bradley Dutton and Linda Elaine Dutton Kilgore

the bargainor s, 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 Goodlettsville, Tennessee, this 28th day of June, 2002.

Commission expires 01-28-03

D. ANNETTE MASON NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

D. Annette Mason
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Vina B. Dutton and Vina Bradley Dutton is one and the same person.
Norris H. Dutton and Norris Herbert Dutton is one and the same person.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.