WARRANTY DEED

B-CCC-02-4910

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me this 31st Day Of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Moutenot	Owner	
491 Humphreys Street (ADDRESS)	(NAME) (ADDRESS)	105-07-64
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER W. FUSSE, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROGER MOUTENOT AND WIFE, BARBARA MOUTENOT, hereinafter called the Grantees, their heirs and assigns, that 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. 25 in Humphrey, Houston and Martin's Addition to South Nashville, as of record in Plan Book 1, Page 35, Chancery Court at Nashville, Tennessee, for said County and in Book 36, Page 117, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger W. Fusse, a married man, by Warranty Deed dated June 30, 1998 and filed for record on July 1, 1998 in Book 11002, Page 685, Register's Office for Davidson County, Tennessee.

The subject property is commercial, non-residential property and is not now, nor ever has been the principal residence of the Grantor herein.

Davidson County DEEDWARR
Recvd: 07/24/02 15:13 2pgs
Fees:13.00 Taxes:333.00

20020724-0089037

unimproved ( )
This is improved (X) property, known as 491 Humphreys Street, Nashville, Tennessee 37203
(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 my/our hand(s) this 31st day of May, 2002.

Roger W. Fusse by Lisa Fusse attorney in-fact

Roger W. Fusse by Lisa Fusse, attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public of the County and State personally appeared Lisa Fusse, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Roger Fusse, and acknowledged that he/she/they executed the same as the free act and deed of the said Roger Fusse by Power of Attorney recorded _____*; Register's Office for Davidson County, Tennessee.

* concurrently herewith

Witness my hand and official seal, this the 31st day of May, 2002.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903