Bk 34

19344

WARRANTY DEED

G-KWR-03-2813

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires SEP. 25, 2004

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 NUMBER
Carlyn V. Hightower	Wells Fargo Home Mortgage, Inc	
2813 22nd Ave. S.	(NAME) 11301 Carmel Commons Blvd., Suite 309	117-2-188
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Charlotte, NC 28226	
(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 GUY H. WENTWORTH AND LINDA A. WENTWORTH, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARLYN V. HIGHTOWER, UNMARRIED, 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 the northerly 77 feet of Lot No. 31 of Section 3 on the map of Hillsboro Highlands, of record in Book 843, Page 23, Register's Office for said County.

Said part of Lot No. 31 fronts 77 feet on the westerly side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Guy H. Wentworth and spouse, Linda A. Wentworth by Deed dated September 18, 1998 and filed for record on September 22, 1998 in Book 11121, Page 494, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 02/19/03 10:30 2pgs
Fees:13.00 Taxes:1036.00
20030219-0021381

unimproved ( )
This is improved (X) property, known as 2813 22nd Ave. S., Nashville, Tennessee 37215
(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 14th day of February, 2003.

Guy H. Wentworth

Linda A. Wentworth

STATE OF ~~Tennessee~~ Arkansas

COUNTY OF ~~Davidson~~ Sebastian

I, Kathy Brengasser Notary Public of the County and State first above written, do hereby certify that Guy H. Wentworth and Linda A. Wentworth, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of February, 2003.

Kathy Brengasser
Notary Public

My Commission Expires: 3-31-2010

(SEAL)

KATHY BRENGASSER
NOTARY PUBLIC
ARKANSAS
SEBASTIAN COUNTY, AR

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903