Return to :
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MARCH, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph H. Miser, III	NBC	MAP:171-02-A
103 Villa View Court	PO Box 30046	Parcel:2.00
Brentwood, TN 37027	Durham NC 27702	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SCOTT M. PYPER AND SHANNON K. HOLDEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSEPH H. MISER, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 103 Villa View Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 12th day of March, 2003.

Scott M. Pyper

By: Robert C. Seaver, Attorney in Fact
Robert C. Seaver, Attorney in Fact

Shannon K. Holden

By: Robert C. Seaver, Attorney in Fact
Robert C. Seaver, Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/20/03 15:34 2pgs
Fees:13.00 Taxes:499.50

20030320-0037269

STATE OF TENNESSEE
COUNT OF WILLIAMSON

On the 12th day of March, 2003, before me personally appeared Robert C. Seaver 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 Scott M. Pyper and Shannon K. Holden and acknowledged that he executed the same as the free act and deed of said Scott M. Pyper and Shannon K. Holden.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 28 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Phase I, Brentwood Villa, of record in Book 6900, Page 4; amended in Book 6900, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott M. Pyper and Shannon K. Holden, as joint tenants with right of survivorship, by deed from David E. Coleman of record in Instrument No. 20000718-0071298, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Scott M. Pyper pursuant to a power of attorney executed by the same on the 03/08/2003, and being filed for in Instrument # 20030320-0039267, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Shannon K. Holden pursuant to a power of attorney executed by the same on the 03/07/2003, and being filed for in Instrument # 20030320-0039268, Register's Office for Davidson County, Tennessee.