Davidson County DEEDWARR
Recvd: 04/16/03 10:10 2pgs
Fees:13.00 Taxes:869.50

20030416-0050638

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41841**

WARRANTY DEED

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$242,000.00~~ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MICHAEL A. HUNTER and **TARA FETHERLING** **7470 Whites Creek Pike** **Joelton, TN 37080**	Synovus Mortgage Corp. 401 Church St. Nashville, TN 37219	**15-135**

FOR AND IN 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 **I, M. JOY RALPH, now known as M. JOY WILLIAMS, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. HUNTER and TARA FETHERLING**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by deed from B. F. Binkley 10/17/44, of record in Book 1309, page 18, said Register's Office, and said part of said land is described according to an unrecorded plat made by Cummings Survey Co. 6/5/67, and described as follows:

Being Lot No. 3 and beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being 660 feet southerly from the southeasterly corner of Whites Creek Pike and Morgan Road in the 14th Civil District; thence South 86 deg. East 720.2 feet, more or less, to an iron pin; thence southerly 195.0 feet, more or less to an iron pin, the southeasterly corner of Lot No. 3 of said plan; thence North 86 deg. West 685.5 feet, more or less. To an iron pin, the southwesterly corner of Lot No. 3 on said plan; thence northwesterly and along the easterly side of Whites Creek Pike 200.0 feet, more or less, to an iron pin, the point of beginning, said land containing 3.2 acres, more or less.

Being the same property conveyed to M. Joy Ralph, unmarried, by deed from Ralph D. Howard and wife, Martha A. Howard of record in Instrument Number 200005080046209, Register's Office for Davidson County, Tennessee. The said M. Joy Ralph, unmarried, is now known as M. Joy Williams.

Unimproved ( )
This is improved (X) property, known as **7470 Whites Creek Pike, Joelton, Tennessee 37080**

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 HAND THIS 14th DAY OF APRIL, 2003.

M. Joy Williams

M. JOY RALPH now known as M. JOY WILLIAMS

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 M. JOY RALPH, Unmarried, now known as M. JOY WILLIAMS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of April, 2003.

NOTARY PUBLIC

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06