WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/03 13:28 1pgs
Fees:13.00 Taxes:205.35

20030428-0056582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

Susan Peterson, married
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2003.

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAY 28, 2003

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Peterson	Susan Peterson	069-04-0-143
913 WATERS WOOD (NAME) ~~108 Walters Court~~	913 WATERS WOOD (NAME) ~~108 Walters Court~~	
(ADDRESS) Nashville, Tennessee 37220 ~~18~~	(ADDRESS) Nashville, TN 37220 ~~18~~	
(CITY) (STATE) (ZIP)	(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, Pamela D. Carruthers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Peterson* and Mary Massey,** 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:
*married, **married

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Haynes Park Subdivision, Section 2, as of record in plat Book, 4460, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to William R. Fitzgerald and wife, Carolene S. Fitzgerald, by deed of record in Book 4647, page 796, Register's Office for Davidson County, Tennessee. The said William R. Fitzgerald having predeceased Carolene S. Fitzgerald and the said Carolene S. Fitzgerald having since died. The Will of Carolene S. Fitzgerald of record in Docket No. 02P-1598, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devises the subject property to Pamela D. Carruthers.

unimproved ☐

This is improved ☒ property, known as 108 Walters Court, Nashville, TN 37218

(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 hand this 22nd day of April, 2003.

Pamela D. Carruthers

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 Pamela D. Carruthers, 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.

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAY 28, 2003

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2003.

Commission expires:

Notary Public