Davidson County DEEDWARR
Recvd: 04/29/03 16:16 2pgs
Fees:13.00 Taxes:481.00

20030429-0057423

WARRANTY DEED

B-AH-03-2157

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER 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
Daniel Forester	City State Bank	
2157 Strombury Drive (ADDRESS)	86 Stonebridge Dr (NAME) (ADDRESS)	86-8-A-12 CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (CITY) (STATE) (ZIP)	

My Commission Expires

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SYDNEY WARE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL FORESTER, hereinafter called the Grantee(s), 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. 415 on the Plan of Phase II, Camden Woods of record in Plat Book 6900, Page 735, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sydney Ware, unmarried by Deed dated April 30, 1996, filed for record on May 2, 1996 in Book 10035, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 7620, page 561 and Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2157 Strombury Drive, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of April, 2003.

Sydney Ware 4.25.03

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

04/25/2003 16:04 FAX TITLE COMPANY 005/016

STATE OF Tennessee
COUNTY OF Davidson

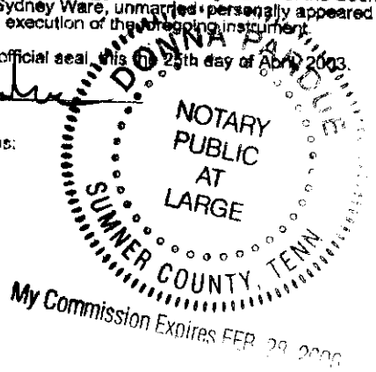
I, _____, a Notary Public of the County and State first above written, do hereby certify that Sydney Ware, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of April, 2003.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

04/25/2003 16:05 FAX TITLE COMPANY 009/018