Davidson County DEEDWARR
Recvd: 05/02/03 09:37 2pgs
Fees:13.00 Taxes:203.13

20030502-0058711

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN01796

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$54,900.00

Carmen R. Dillard Tia N. Fitzpatrick attorney fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2003

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: 11/4/06

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARMEN R. DILLARD **703 S. 14TH STREET** **NASHVILLE, TN 37206**	**SAME**	**09401032100**

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, WE,

TIA N. FITZPATRICK ■MARRIED and husband Glen Young

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

CARMEN R. DILLARD UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of SHELBY VILLAGE NO. TWO, of record in Book 1835, page 48, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tia N. Fitzpatrick, an and husband Glen Young **unmarried person, by Warranty Deed from B. B. Doubleday, Jr., dated August 13, 1999 and recorded August 17, 1999 in Book 11622, page 848, Register's Office for Davidson County, Tennessee.**

Glen Young husband of Tia N. Fitzpatrick joins in this conveyance only for the purposes of conveying such marital rights, if any, he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **703 S. 14TH STREET, NASHVILLE, TN 37206**

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 our hands this 23rd day of APRIL, 2003.

Tia N. Fitzpatrick
TIA N. FITZPATRICK

Glen Young
GLEN YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIA N. FITZPATRICK ~~UNMARRIED~~ the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

and husband Glen Young

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of APRIL, 2003.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public