Davidson County DEEDWARR
Recvd: 05/02/03 13:32 2pgs
Fees:13.00 Taxes:978.65

20030502-0058983

RECORD AND **RETURN** TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41793**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$264,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th
DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/25/07

RICHARD T. MOSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 #
PHILIP E. SCHMIDT et ux **MARION F. SCHMIDT** **613 Clematis Drive** **Nashville, TN 37205**	First Magnus Financial Corp. 5285 E. Williams Circle #2000 Tucson, AZ 85711	**115-6-95** **8DZ 67990**

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, RICHARD E. LOYD and wife, ANNIE LAURIE LOYD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP E. SCHMIDT and wife, MARION F. SCHMIDT**

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

Being Lot No. 12-A on the Plan of West Meade Estates, Section 6, as of record in Book 3300, page 76 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 12-A fronts 110 feet on the westerly side of Clematis Drive and runs back between lines 384.06 feet on the northerly line and 414.3 feet on the southerly line to a dead line in the rear on which it measures 165.81 feet.

Being the same property conveyed to Richard E. Loyd and wife, Annie Laurie Loyd by deed from John W. Wells, of record in Book 4149, page 534, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **613 Clematis Drive, Nashville, Tennessee 37205**

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 4th **day of April, 2003.**

Richard E. Loyd
RICHARD E. LOYD

Annie Laura Loyd
ANNIE LAURIE LOYD

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 RICHARD E. LOYD and wife, ANNIE LAURIE LOYD, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006