FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/03 13:54 2pgs
Fees:13.00 Taxes:414.03

20030527-0071271

ZANA C. PETTY 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 $ 111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C. Fielding (NAME)	Union Planters Bank, N.A. (NAME)	MAP 042-03
1002 N. Graycroft Avenue (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 083
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Scott R. Nimmo and wife, Holly Nimmo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth C. Fielding, 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:

Being Lot No. 67 on the Map of Primrose Acres Subdivision, as of record in Book 2663, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 100.45 feet on the easterly side of Graycroft Avenue and runs back 212.8 feet on the north line and 159.3 feet on the south line to a dead line, which is a broken line, measuring 118.6 feet thereon.

BEING the same property conveyed to Scott R. Nimmo by Warranty Deed from Herbert L. Corley and wife, Robbie B. Corley of record in Book 10632, page 493, Register's Office for Davidson County, TN.

Holly Nimmo joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1002 N. Graycroft Avenue, Madison, TN 37115
(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 our hand s this 23rd day of May, 2003

Scott R Nimmo
Scott R. Nimmo

Holly Nimmo
Holly Nimmo

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 Scott R. Nimmo and wife, Holly Nimmo

the bargainor s, 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 Goodlettsville, Tennessee, this 23rd day of May, 2003.

Commission expires _____

D. Annette Mapes
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires NOV 23, 2003

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 _____, _____.

My commission expires _____

_____
Notary Public