Davidson County DEEDWARR
Recvd: 06/03/03 10:59 2pgs
Fees:13.00 Taxes:370.00

20030603-0075277

FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS 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 $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delbert K. Fitzgerald (NAME)	Union Planters Bank, N.A. (NAME)	MAP 147-12
4943 Hopedale Drive (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 14
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (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, Terry L. Kemp and wife, Tammy L. Kemp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delbert K. Fitzgerald, 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. 8, on the Plan of Beverly Heights, of record in Plat Book 2331, Page 26, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

SAID Lot No. 8 fronts 90.03 feet on the westerly margin of Hopedale Drive and extends back between lines 300 feet on the northerly line and 300.1 feet on the southerly line, to a dead line in the rear measuring 98 feet thereon.

Being the same property conveyed to Terry L. Kemp and wife, Tammy L. Kemp by deed from Ida Hudson, unmarried of record in Instrument 20021212-0153629, said Register's Office, dated December 9, 2002. Also being the same property conveyed to Truman J. Hudson and wife, Ida Hudson, by deed of record in Book 4369, Page 680, said Register's Office, dated October 1, 1969. The said Truman J. Hudson now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2440, Page 149, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record

CONTINUED

unimproved ( )
This is improved (X) property, known as 4943 Hopedale Drive, Nashville, TN 37211
(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 30th day of May, 20 03

Terry L. Kemp

Tammy L. Kemp

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 Terry L. Kemp and wife, Tammy L. Kemp

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 Nashville Tennessee, this 30th day of May, 20 03

Commission expires 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

in Plat Book 2331, Page 26, said Register's Office.