THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/09/03 10:03 2pgs
Fees:13.00 Taxes:480.63
20030609-0078964

# WARRANTY DEED

| Address of New Owner(s) as Follows: | Mortgagee: Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Ray Frizzell, Jr.<br>3588 Long Hollow Pike<br>Goodlettsville, TN 37072 | Chase Manhattan Mortgage<br>10151 Deerwood Park Blvd. 4th Floor S-401<br>Jacksonville, FL 32256 | 04214011100<br>11D-43961 |

**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,**

**Clyde W. Cutrer, a married man**

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

**Ray Frizzell, Jr., a married man**

**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. 12 on the Plan of Holiday Hills, as of record in Book 3600, Page 28, Register's Office for Davidson County, Tennessee, described as follows:**

**BEGINNING on the southwesterly margin of Holiday Drive, at the corner of Lots Nos 11 and 12; thence with the line between said two lots, southwesterly 290 feet to a point in the northern boundary line of Lot No. 8; thence with the line between lots Nos 8 and 12, north 64 deg. 55' west 106.2 feet; thence north 4 deg. 02' west 42.5 feet to the corner of Lots Nos 12 and 13; thence with the line between said two lots, north 36 deg. 47' east 279.7 feet to the southwesterly margin of Holiday Drive; thence with the same, southeasterly 132 feet to the beginning.**

**Being the same property conveyed to Clyde W. Cutrer and wife, Dora J. Cutrer by Deed, dated February 25, 1965, of record in Deed Book 3864, Page 878, Register's Office for Davidson County, Tennessee. Dora J. Cutrer having since died on April 2, 1993, in Davidson County, Tennessee.**

**Helen Cutrer, spouse of Clyde W. Cutrer, joins in this conveyance for the express purpose of conveying any and all of her, right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).**

**This conveyance is subject to all restrictions and easements of record.**

This is improved property known as: 208 Holiday Drive Madison, TN 37115

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 6th day of June, 2003

Clyde W. Cutrer

Clyde W. Cutrer

Helen Cutrer

Helen Cutrer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Clyde W. Cutrer, a married man and wife, Helen Cutrer

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 6th day of June, 2003

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 6th day of June, 2003

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 129,900.00

Affiant

Subscribed and sworn to before me this 6th day of June, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003