Davidson County DEEDWARR
Recvd: 06/10/03 09:11 1pgs
Fees:13.00 Taxes:185.00

20030610-0079645

WARRANTY DEED

FRITFCH-03MT0102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

W. Terry Fritsch
Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Terry Fritsch	Wells Fargo Home Mortgage	93-8-44
(NAME)	(NAME)	
1006 S. 11th ST.	4456 Corporation Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANTHONY CATES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto W. TERRY FRITSCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 48 in the J.B. Maynie's Central Park Plan, as of record in Plan book 161, Page 116, Register's office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly side of south 11th street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anthony Cates by deed from Ray and Bette Swatzell of record in book 9777, page 731. Register's Office for Davidson County, TN . See also Decree for Redemption book 11524, page 400 , Certificate Of Service book 11524, page 401, Final Decree Confirming Sale book 10767, page 274, Report Of Sale book 10767, page 276, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1006 S. 11th ST., Nashville, Tennessee 37206
(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 my/our hand(s) this 30th day of May, 2003.

Anthony Cates

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 Anthony Cates , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2003.

My Commission Expires:
7/23/06

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public