THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
RETURN TO: 3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 06/13/03 11:45 2pgs
Fees:13.00 Taxes:802.90

20030613-0081870

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 5-07-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie Shortridge (NAME)	AmSouth Bank (NAME)	86-35
4130 Andrew Jackson Parkway (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Martin E. Graham, Jr. and wife, Rosetta H. Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margie Shortridge and husband, Paul B. Shortridge

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:

LAND in the 4th Civil District of Davidson County, Tennessee and being Parcel 8 of the M. W. Lee Farm, as described according to a survey by James L. Murphy, Jr. & Co., dated May 25, 1961, as follows:

BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard, said point being 819.57 feet north of the intersection of said westerly margin of Old Hickory Boulevard and the northwesterly margin of Tennessee Central Railroad; thence North 86 deg. 25' west 593 feet with the northerly line of property conveyed to William F. Hosey and wife, Ann H. Hosey, by deed of record in Book 4496, page 83, RODC, to a point in the center of Stoner's Creek; thence with the center of said creek North 2 deg. 41' east 109.78 feet to a point; thence north 85 deg. 49' east 587.26 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence with said margin southwardly with a curve to the right, having a radius of 1399.84 feet, a total distance of 189.75 feet to the point of beginning.

BEING the same property conveyed to Martin F. Graham, Jr. and wife, Rosetta H. Graham by deed from Robert W. Rozetta and wife, Alma S. Rozetta, of record in Book 4586, page 879, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4130 Andrew Jackson Parkway, Hermitage, Tennessee 37076
(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 12th day of June, 2003

Martin E. Graham, Jr.

Rosetta H. Graham

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 Martin E. Graham, Jr. and wife, Roberta H. Graham

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 12th day of June, 2003 AT 54107.

Commission expires _____

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

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 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