THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000476

Davidson County DEEDWARR
Recvd: 06/16/03 16:29 2pgs
Fees:13.00 Taxes:92.50

20030616-0082847

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by WILLIAM NEAL HARGROVE and wife, TRACEY HARGROVE, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, NEW SOUTH FEDERAL BANK, have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM NEAL HARGROVE and wife, TRACEY HARGROVE, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Thornby Place, a Plat of which is of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.
>
> Being the same property conveyed to New South Federal Bank from I. Dyke Tatum by Substitute Trustee's Deed of record as Instrument No. 20021016-0127153, Register's Office for Davidson County, Tennessee.

**To Have and To Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM NEAL HARGROVE and wife, TRACEY HARGROVE, their heirs and assigns, forever. And it does covenant with the said WILLIAM NEAL HARGROVE and wife, TRACEY HARGROVE, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM NEAL HARGROVE and wife, TRACEY HARGROVE, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 5th day of June, 2003.

NEW SOUTH FEDERAL BANK

BY: Ernest Cermack

STATE OF TENNESSEE
COUNTY OF Jefferson

I, a Notary Public of the State and County aforesaid, certify that the within named, Ernest Germeck, in his capacity as SR. Vice President NEW SOUTH FEDERAL BANK, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument on behalf of **NEW SOUTH FEDERAL BANK** for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 5th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MARCH 19, 2005

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this tran[illegible] the value of the property transferred, whichever is greater, is $25,00.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 5th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 7-29-06

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**MAP 84**
**GROUP 04**
**PARCEL 186.00**

**ADDRESS OF NEW OWNERS:**
**WILLIAM NEAL HARGROVE &**
**TRACEY HARGROVE**
**105 Harpeth View Court**
**Nashville, TN 37221**

**SEND TAX BILLS TO:**
**SAME**