508

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,000.00**

Natasha L. Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/4/06
(AFFIX SEAL)

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn S. Firsching	SouthTrust Mortgage, Corp.	**104-15-94**
(NAME)	(NAME)	
2708 Sunset Place	210 Wildwood Parkway, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(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, **JAMES A. NOSEWORTHY AND WIFE, KARLA M. KINCANNON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN S. FIRSCHING, 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. 1 on the Plan of Resubdivision of Lots 41 and 42, Sunset Park, as of record in Plat Book 3842, Page 228, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Noseworthy and wife, Karla M. Kincannon by deed from John S. Newton and wife, Arletta B. Newton of record in Book 8434, Page 45 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Record in Book 3842, Page 228 and Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2708 Sunset Place, Nashville, TN 37212**
(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 hands this 19th day of June, 2003.

James A. Noseworthy

Karla M. Kincannon

Davidson County DEEDWARR
Recvd: 06/20/03 15:58 2pgs
Fees:13.00 Taxes:1080.40

20030620-0085862

STATE OF Tennessee

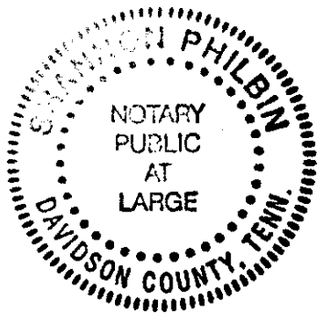
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Noseworthy and wife Karla M. Kincannon, the bargainors, 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 19th day of June, 2003.

Commission expires:

Notary Public



My Commission Expires JULY 26, 2003