Davidson County DEEDWARR
Recvd: 07/01/03 13:23 2pgs
Fees:13.00 Taxes:391.83

20030701-0090752

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

Subscribed and sworn to before me, this 20 day of June, 2003.

Notary Public
My commission expires: 11/27/06

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Travis Hilton	1st Trust Bank For Savings	053-6-B-119
1995 Waterford Dr.	P.O. Box 17257	
Old Hickory TN 37138	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherri Lynn Bradley, married, formerly known as Sherri Lynn Matthews, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Travis Hilton and wife, Anna Hilton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Phase 5-A Waterford, of record in Book 7900, page 837 and Boundary Plat of record in Book 6900, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherri Lynn Matthews by quitclaim deed from Nancy J. Matthews, of record in Instrument No. 20020111-0004941, and being further conveyed to Sherri Lynn Matthews from Angel Luis Ortega by Final Decree of Divorce in the Second Circuit Court for Davidson County, Tennessee, Docket No. 00D-951, of record in Instrument No. 20011211-0136650, Register's Office for Davidson County, Tennessee.

Sherri Lynn Matthews is now married and known as Sherri Lynn Bradley and her husband, William Bradley, Jr., joins in this conveyance to convey and marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1995 Waterford Dr., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20 day of June, 2003.

Sherri Lynn Bradley
Sherri Lynn Matthews
Sherri Lynn Bradley f/k/a
Sherri Lynn Matthews

William Bradley Jr.
William Bradley, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherri Lynn Bradley and William Bradley, Jr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hermitage, TN, this 20 day of June, 2003.

Notary Public

My Commission expires 11/27/06

