Box 13
#6054

WARRANTY DEED

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lu Jan Hatmaker	CTX Mortgage Company	95-11-161
(NAME)	(NAME)	
2410 Springview Drive	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	St. Petersburg, FL 33702	
(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, Julie C. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lu Jan Hatmaker 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Merry Oaks, Section 2 of record in Plat Book 2133, Page 8, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Beginning on the westerly margin of Springview Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots westwardly 100.4 feet to the common corner of Lots No. 47. 48.and 49; thence with the line between said Lots 48 and 49 southwestwardly 122 feet to the northeasterly margin of Merry Oaks Drive; thence with same southeastwardly 147.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 42 feet to the westerly margin of said Springview Drive; thence with the same northwardly 165.5 feet to the beginning.

Being the same property conveyed to Julie C. Smith, by deed of record in Instrument No. 20001114-0113064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2410 Springview Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 07/07/03 14:14 2pgs
Fees:13.00 Taxes:451.03
20030707-0093058

Witness my/our hand(s) this 30th day of June, 2003.

X Julie C. Smith
Julie C. Smith

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 Julie C. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2003.

Commission expires: May 28, 2006

Leslie D. Harvey
Notary Public

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006