Davidson County DEEDWARR
Recvd: 07/10/03 12:16 2pgs
Fees:13.00 Taxes:295.63

20030710-0095624

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2003.

Notary Public
My commission expires: 3/3/06

RTEC No. 42496

Address of New Owner:	Send Tax Bills to:	Tax Information
Janice L. Napier	Guaranty Trust	082-08-0273.00
622 McFerrin Avenue	640 Broadmoor Bv., Ste. 100	
Nashville TN 37206	Murfreesboro, Tn. 37129-1218	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Lynn Malden, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Janice L. Napier,** hereinafter called the Grantee, her 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. 12 on the Plan of F.O. Beasley's Subdivision of the Vaughn Tract, of record in Chancery Court Book 2, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Lynn Malden, unmarried, by deed from James H. Wachter, unmarried and Carol J. Wachter, unmarried to Cynthia Lynn Malden, of record in Instrument No. 20010426-0042251, Register's Office for Davidson County, Tennessee.

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 622 McFerrin Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind herself, her, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 30th day of June, 2003.

Cynthia Lynn Malden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Lynn Malden**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of June, 2003.

Notary Public

My Commission expires: 5/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.