WARRANTY DEED

Accelerated Title Co.
1321 Murfreesboro Rd Ste 125
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 07/10/03 13:56 2pgs
Fees:13.00 Taxes:769.60

20030710-0095774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Barton S Bumpus
Dacia H Bumpus
Affiant

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

Bridget A Jackson
Notary Public

MY COMMISSION EXPIRES: .
My Commission Expires OCT. 25, 2003

BRIDGET A. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Accelerated Title Co.
, 1321 Murfreesboro Pike, Ste 125 Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemarie Smith	U S BANK N. A, ISAOA	
(NAME)	(NAME)	
5660 Traceside Dr.	4325 17th AVENUE SOUTH WEST	155-16-A-205
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	FARGO, ND 58103	
(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, Barton S. Bumpus and wife, Dacia H Bumpus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosemarie Smith, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 5660 Traceside Dr., Nashville, TN 37221
(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 30th day of June, 2003.

Barton S Bumpus
Barton S. Bumpus

Dacia H Bumpus
Dacia H Bumpus

BRIDGET A. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

My Commission Expires OCT. 25, 2003

Bridget A. Jackson
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Traceside Section Seven, of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Barton S. Bumpus and wife, Dacia H. Bumpus by Deed from Robin S. Wallace and wife, Leticia D. Wallace, dated September 29, 2000 and recorded September 9, 2000, of record in Instrument No. 20001009-0100038, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights for public utilities applicable to this property; and taxes for taxes for the current year which have been prorated and assumed by the Grantee(s) herein.