Davidson County DEEDWARR
Recvd: 07/11/03 10:52 2pgs
Fees:13.00 Taxes:234.95

20030711-0096369

WARRANTY DEED

ET-03-4507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-26-2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Russell Timmons and wife, Kathy R Timmons	Capital Bank & Trust Company	
(NAME)	(NAME)	
445 Rockwood Dr	1820 West End Avenue	086-12-0-15.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH ST. CHARLES*, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTER RUSSELL TIMMONS AND WIFE, KATHY R. TIMMONS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

The following described tract of and in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Hermitage Woods, Section 3, of record in Plat Book 5050, page 109, 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 Joseph St. Charles by Quitclaim Deed of record by Instrument #20011008-0109506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5211, Page 812, Book 5239, Page 850, and in Book 6145, Page 135, said Register's Office.

This conveyance is subject to a Sewer Easement of record in Book 5655, Page 579, said Register's Office.

This conveyance is subject to a Drainage Sewer of record in Book 5285, Page 11 and 14, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 445 Rockwood Dr, Hermitage, Tennessee 37076
(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 my/our hand(s) this 9th day of July, 2003.

Joseph St. Charles

Joseph St. Charles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Joseph St. Charles , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 9th day of July, 2003.

My Commission Expires: 10-26-2003



Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 9th day of July, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW