Return To:
First Title & Escrow
File Box 9B
#21138

Davidson County DEEDWARR
Recvd: 07/16/03 15:42 2pgs
Fees:13.00 Taxes:617.90
20030716-0099902

RECORD AND RETURN TO
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42225**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **11th DAY OF JULY, 2003.**

Notary Public

MY COMMISSION EXPIRES:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JENNIFER ANNE KNAPP	Union Planters Bank	**141-7-B-169**
1204 Summerview Cove	P. O. Box 3137	**9D 83781**
Nashville, TN 37221	Memphis, TN 37371-0137	

FOR AND IN 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, MERIDETH J. FERGUSON and husband, JOHN E. FERGUSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER ANNE KNAPP**

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. 174 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Merideth J. Ferguson and husband, John E. Ferguson by deed from Somerset Farms, A Tennessee Joint Venture, of record in Book 11652, Page 36, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 1204 Summerview Cove, Nashville, Tennessee ~~37211~~ 37221

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 11th DAY OF JULY, 2003.

MERIDETH J. FERGUSON

JOHN E. FERGUSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name MERIDETH J. FERGUSON and husband, JOHN E. FERGUSON the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11TH day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006