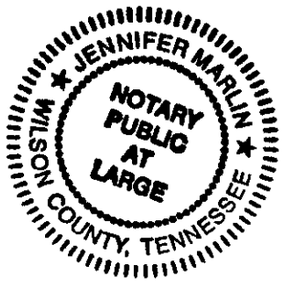
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Theresa G. Watson
Affiant

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

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6-4-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Watson	ABN-AMRO Mortgage Group, Inc.	119-06-101.00
(NAME) 97 Lutie St.	(NAME) P.O. Box 57068	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Irvine California 92619-7068	
(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, Betty Carolyn Smith , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Watson , 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:

Being Lot Nos. 39 and 40 on the Plant of Sterling Subdivision, as of record in Book 1424, Page 97, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Lutie Street at the corner of Lot Nos. 38 and 39; thence with the line between said two lots, southwardly 174.62 feet; thence south 88° 57' west 125.32 feet to the easterly margin of Miller Street; thence with said street, north 1° 30' east 156.70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 30.74 feet to the southerly margin of Lutie Street; thence with said Street, eastwardly 99.97 feet to the beginning.

Continued on next page.

Being the same property conveyed to Betty Carolyn Smith by deed from WC Miller and wife, Allie K. Miller of record in Deed Book 2701, page 618, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 07/17/03 10:19 3pgs
Fees:18.00 Taxes:233.10
20030717-0100231

unimproved ☐

This is improved ☒ property, known as 97 Lutie St., Nashville, TN 37210

(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 11th day of July, 2003.

Betty Carolyn Smith

Betty Carolyn 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 Betty Carolyn Smith the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

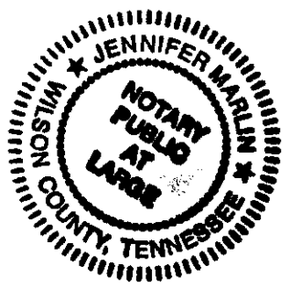
Witness my hand and Official seal this 7/11/2003

My Commission Expires: 6-4-06

Notary Public

File Number2306762
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129



Continuation of Legal

Being part of the same property conveyed to Betty Carolyn Smith by deed from W. C. Miller and wife, Allie K. Miller as of record in Book 2701, Page 618, Register's Office for Davidson County, Tennessee, executed on 10/25/57 and filed on 10/28/57.