Davidson County DEEDWARR
Recvd: 07/28/03 15:02 2pgs
Fees:13.00 Taxes:370.00
20030728-0105246

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 100,000

Affiant

Subscribed and sworn before me this the 16th day of July 2003.
My Commission Expires: 3/25/06

Notary Public

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner:	Improved Property known as:	Send Tax Bills to:
David Dantzler, Jr. 3408 Batavia Street Nashville, TN 37209	3408 Batavia Street Nashville, TN 37209	CTX Mortgage Company P.O. 199113 Dallas, TX 71219

Map 92-5 Parcel 65

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

VIRGINIA G. WESTBROOK, UNMARRIED

Herinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

DAVID M. DANTZLER JR, AN UNMARRIED MAN, AND DAVID M. DANTZLER SR, AND WIFE, BILLIE DANTZLER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson County, Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of College Hill Subdivision, Section 2 as of record in Book 2133, Page 52, said Register's Office.

Said Lot No. 57 fronts 75 feet on the northwesterly side of Batavia Street and runs back 186.5 feet on the northeasterly lot line, and 189.4 feet (198+field measurement) on the westerly lot line in the rear which measures 54.2 feet thereon.

Being the same property conveyed to Fred E. Westbrook and wife, Virginia G. Westbrook, Fred E. Westbrook has since died, by Warranty Deed from A. A. Birch, jr., unmarried, of record in Book 8137, page 545, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 16th day of July, 2003.

Virginia Westbrook

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee

COUNTY OF Davidson

On this 11th day of July, 2003, before me appeared

VIRGINIA G. WESTBROOK, UNMARRIED

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires_____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMM EXP 9-25-04