This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title of Rutherford Co, LLC
151 Heritage Park Dr., Suite 403
Murfreesboro, TN 37129

ADDRESS NEW OWNER:
Frances J. Stroud
2950 Baby Ruth Lane, Unit #3
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cavalry Banking
114 W. College St.
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 07/28/03 17:11 2pgs
Fees:13.00 Taxes:406.63
20030728-0105486

MAP 163-11
GROUP E
PARCEL 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy W. Pettis and wife, Terry Pettis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Frances J. Stroud, married** hereinafter called the "GRANTEE", 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 Unit No. 3 on the Plan of Timber Trace Townhomes, Second Revision, of record in Instrument No.20020514-0059199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Timothy W. Pettis and wife, Terry Pettis by deed from York Construction, LLC a Tennessee Limited Liability Company of record in Instrument no. 20010525-0054726, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2950 Baby Ruth Lane, Unit #3, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 23rd day of July, 2003.

Timothy W. Pettis

Terry Pettis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy W. Pettis and wife, Terry Pettis**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $109,900.00.

Frances Joann Stroud
AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2003.

Lisa D. Turner

NOTARY PUBLIC

My Commission Expires: 11-21-04

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

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