Davidson County DEEDWARR
Recvd: 09/17/03 10:29 2pgs
Fees:13.00 Taxes:386.30

20030917-0137143

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
6060 PRIMACY PARKWAY, SUITE 434
MEMPHIS, TN 38119
03TN04938

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$99,000.00

Rodger Weston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 6060 PRIMACY PARKWAY, SUITE 434, MEMPHIS, TN 38119

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODGER WESTON 1404 FATHERLAND STREET NASHVILLE, TN 37208	Same as Owner	83-13-302

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, I,

DEBORAH SMITH

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

RODGER WESTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~SHELBY~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

~~Situated and being in the City of Memphis, County of Shelby, State of Tennessee:~~

Land in Davidson County, Tennessee, being Lot No. 108 on Block L on the Map of Lindsley Home Place, as of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 of said Block L, fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Deborah Smith, by Warranty Deed from Douglas Babb, dated October 17, 2002 and recorded October 24, 2002 in Instrument Number 20021024-0130445, and being the same property previously conveyed to Douglas Babb, by Warranty Deed from Dorothy C. Thompson, unmarried, dated October 7, 1994 and recorded October 10, 1994 in Book 9489, page 48, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1404 FATHERLAND STREET, NASHVILLE, TN 37208**

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 5TH day of September, 2003.

Deborah Smith

DEBORAH 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 **DEBORAH SMITH** 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 this 5th day of SEPTEMBER, 2003.

Commission Expires:_____

Notary Public

DANIEL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006