WARRANTY DEED

FILE BOX 45

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. Ross	Mortgage Investors Group	76-5-82
(NAME)	(NAME)	
617 Debbie Dr.	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(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, Sarah F. Pierce, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO /Danny/Ross and wife, Rose Ross* 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:

* Daniel F. Ross and wife, Glenda R. Ross

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description. **

Being the same property conveyed to Billy G. Pierce and wife, Sarah F. Pierce, by Quitclaim Deed from Michael J. Philbin, Trustee of record in Book 7090, Page 164, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Billy G. Pierce, by Installment Deed from E.W. Wilkerson and Harry D. Bass of record in Book 6703, Page 932, Register's Office for Davidson County, Tennessee. Said Billy G. Pierce having since died on March 26, 2003.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 617 Debbie Dr., Hermitage, TN 37076

(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.

** Said Lot No. 84 fronts 80 feet on the westerly side of Debbie Drive and extends back between parallel lines 190.29 feet to a dead line.

Davidson County DEEDWARR
Recvd: 09/17/03 15:32 2pgs
Fees:13.00 Taxes:388.28

20030917-0137583

Witness my/our hand(s) this 16th day of September, 2003.

Sarah F. Pierce

Sarah F. Pierce

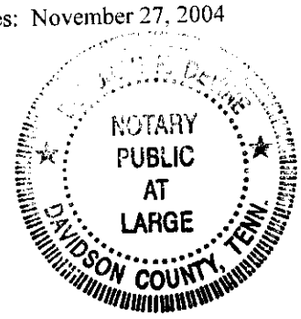
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah F. Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2003.

Commission expires: November 27, 2004



Deborah K. Devine

Deborah K. Devine Notary Public