03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2003.

Notary Public
My commission expires: 3/14/05

Davidson County DEEDWARR
Recvd: 09/19/03 08:55 2pgs
Fees:13.00 Taxes:564.25

20030919-0138640

Address of New Owner:	Send Tax Bills to:	Tax Information
Steve Fouche 4609 Park Avenue Nashville TN 37209	Steve Fouche 4609 Park Avenue Nashville, TN 37209	146-12-0-071. 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara Bate, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steve Fouche, hereinafter called the Grantees, their successors 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 Lot No. 18 on the Plan of Crievewood of record in Plat Book 2331, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barbara Bate, an unmarried person by deed from Dale F. Caplena and wife, Geraldine B. Caplena, of record in Book 8380, Page 523, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5017 Manuel Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of September, 2003.

Barbara Bate
Barbara Bate

STATE OF WASHINGTON
COUNTY OF Pacific

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Bate, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Long Beach WA this 12th day of September, 2003.

Laura L Price
Notary Public

My Commission expires 11/29/06

LAURA L. PRICE
NOTARY
PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
11-29-06