Davidson County DEEDWARR
Recvd: 09/25/03 14:58 2pgs
Fees:13.00 Taxes:499.13

20030925-0142380

WARRANTY DEED

B-HC-03-0485

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2003.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 5-30-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisbeth L. Couser	ABN AMRO MORTGAGE GROUP, INC	
485 Westcrest Drive	(NAME) LOAN # 030814 P.O. BOX 57068	161-2-48
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) IRVINE, CA 92619	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAY S. T. CATLETT AND SONJA CATLETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISBETH L. COUSER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 60 on the Plan of McMurray Hills, of record in Book 3700, Page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clay S. Catlett and wife, Sonja Catlett by Deed dated September 22, 2000 and filed for record on October 12, 2000 in Instrument Number 20001012-0101222, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 485 Westcrest Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of September, 2003.

Clay S. Catlett

Sonja Catlett

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Clay S. Catlett and Sonja Catlett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2003.

Notary Public

My Commission Expires: 5/8/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903