File #200380164

Davidson County DEEDWARR
Recvd: 10/17/03 10:42 2pgs
Fees:13.00 Taxes:358.90
20031017-0153963

KIMBERLY A. BAEZ 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 $ 97,000.00.

Beverly Prince
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2003.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Prince	First Tennessee Home Loans	Map: 26-06-58
(NAME) 106 Cheshire Court	(NAME) P.O. Box 146	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARY ELLEN EIDSON, A/S/////////////*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BEVERLY PRINCE, UNMARRIED**, 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:

MEE TL BP

*and husband, Troy Matthew Lawson

Land in Davidson County, Tennessee, being all of Lot No. 29, on the Plan Resubdivision of Windsor Green, Phase I, Section II, Lots 27-48, as shown by plat appearing of record in Plat Book 6200, Page 233, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mary Ellen Eidson, a single woman by Warranty Deed dated September 11, 2000 of record in Instrument No. 20000913-0090850, Register's Office for Davidson County, Tennessee.

MEE TL BP

The said Mary Ellen Eidson is now known as Mary Ellen Lawson.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 6406, Page 929, Book 6958, Page 576, and amended in Book 7173, Page 35; By-Laws of record in Book 6406, Page 942; Quitclaim Deed to Homeowners' Association of record in Book 7864, Page 369; and, any and all matters shown on plat of record in Plat Book 6200, Page 233; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 106 Cheshire Court, Goodlettsville, TN 37072
(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 Grantors covenant with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 15th day of October, 2003.

Mary Ellen Eidson
Mary Ellen Eidson

Troy Matthew Lawson
Troy Matthew Lawson

TL MEE BP

STATE OF Tennessee

COUNTY OF Sumner

MEE

Before me, the undersigned Notary Public, personally appeared Mary Ellen Eidson, a single woman who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

MEE
JE
BF

*and husband, Troy Matthew Lawson

Witness my hand and official seal, this 15th day of October, 2003.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075