WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/03 13:45 2pgs
Fees:13.00 Taxes:884.30

20031024-0157392

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 11-2-05
(AFFIX SEAL)

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan J. Moore	New owner	MAP 142-13-0-A
(NAME)	(NAME)	
208 Northridge Circle		PARCEL 056co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Barney L. Fournerat and Sandra K. Fournerat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan J. Moore, 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:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase I and Boundary Plat of Riverside, a Planned Unit Development, of record in Book 6900, Pages 490-492 and Revised in Book 6900, Page 784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Barney L. Fournerat, a single person, by Deed from Rochford Realty and Construction Co., Inc., of record in Book 8189, Page 606, Register's Office for Davidson County, Tennessee. The said Barney L. Fournerat having since married to Sandra K. Fournerat.

THIS conveyance is subject to Declaration of Easements and Restrictive Covenants, of record in Book 7185, Page 619 and as amended in Book 11063, Page 996, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 208 Northridge Circle, Nashville, TN 37221
(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.

Witness our hand s this 17th day of October, 2003

Barney L. Fournerat

Barney L. Fournerat

Sandra K. Fournerat

Sandra K. Fournerat

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 Barney L. Fournerat and Sandra K. Fournerat

the bargainor s, 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 at NASHVILLE, Tennessee, this 17th day of October, 2003.

Commission expires 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 5/30/07

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public