Davidson County DEEDWARR
Recvd: 10/24/03 14:52 2pgs
Fees:13.00 Taxes:333.00

20031024-0157450

WARRANTY DEED

B-TRM-03-0127

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Trout	CitiMortgage, Inc.	
127 Center Street	(NAME) 1000 Technology Drive	64-9-40.00
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) O' Fallon, MO 63304	
(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 THELMA PROFFIT BARRETT AND LINDA FAYE COOPER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARON TROUT, 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 Lots Nos. 1, 3, 5 and 7 in Block "E" of Handley Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1, 3, 5 and 7 adjoin and front together 100 feet on the easterly side of Church Street and extend back between parallel lines and along the southerly margin of Center Street 150 feet to an alley in the rear, measuring 100 feet thereon.

Being the same property conveyed to Thelma Proffitt Barrett and Linda Faye Cooper by Quitclaim Deed dated December 9, 2002 and filed for record on January 13, 2003 in Instrument Number 20030113-0005120, Register's Office for Davidson County, Tennessee.

Spouses do not join in this conveyance due to property being non-owner occupied.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and to such easements, covenants, and conditions as are shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 127 Center Street, Old Hickory, Tennessee 37138
(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 30th day of September, 2003.

Thelma Proffit Barrett
Thelma Proffit Barrett

Linda F. Cooper
Linda Faye Cooper

STATE OF Tennessee

COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Thelma Barrett and Linda Faye Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903