File #200380195

Davidson County DEEDWARR
Recvd: 11/07/03 14:34 2pgs
Fees:13.00 Taxes:491.73

20031107-0163858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00.

Mary Ann Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2003.

Kimberly A. Bass
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Mary Ann Fuqua	Same as new owner	Map: 86-03-59
(NAME) 1732 Ridgemere Court	(NAME)	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(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, **HARRY G. LASSER, IV AND WIFE, CATHERINE C. LASSER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARY ANN FUQUA AN UNMARRIED PERSON**, 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 all of Lot No. 55, on the Plan of Ridgemere, Formerly a Portion of Powell Subdivision, as shown by plat appearing of record in Plat Book 6250, Pages 937 through 939, 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 Harry G. Lasser, IV and wife, Catherine C. Lasser by Warranty Deed dated June 25, 1999 of record in Book 11546, Page 12, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 6925, Page 941, any and all matters shown on plat of record in Plat Book 6250, Pages 937 through 939, and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1732 Ridgemere Court, Hermitage, TN 37076
(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 6th day of November, 2003.

Harry G. Lasser, IV

Catherine C. Lasser

Catherine C. Lasser

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Harry G. Lasser, IV and wife, Catherine C. Lasser CR 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.

Witness my hand and official seal, this 6th day of November, 2003.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

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

(SEAL)

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