Davidson County DEEDWARR
Recvd: 11/11/03 08:36 2pgs
Fees:13.00 Taxes:365.93

20031111-0164703

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2003.

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES March 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dusty Meyers	Washington Mutual, F.A.	Map 108-8
(NAME)	(NAME)	
3401 Elm Hill Pike	P. O. Box 25308	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Santa Ana, CA. 92799-5308	Parcel 57
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Hilda Zimmerman Hibbett, married

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Dusty Meyers and husband, Matthew Meyers

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 214, as shown on the map entitled Larchwood Subdivision, Section 2, of record in Plat Book 5200, page(s) 57, 58, and 59, and Book 5200, page(s) 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hilda Zimmerman, a married person by deed of record in Book 9386, page 509, said Register's office.

Restrictive Covenants contained in instrument of record in Book 5479, page 443, as amended in Book 5681, page 532, Book 5683, page 696 and Book 6011, page 130, said Register's Office.

Restrictive Covenants contained in instrument of record om Bppk 5158, page 918, said Register's Office.

Rick Hibbett, husband of Hilda Zimmerman Hibbett joins in this conveyance to convey any and all interests that he may have in the above mentioned property now and hereafter.

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

Taxes for the year 2003 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 3401 Elm Hill Pike, Nashville, Tn 37214

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 4th day of November, 2003.

Hilda Zimmerman Hibbett

Rick Hibbett

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hilda Zimmerman Hibbet &husband Rick Hibbet, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 30th day of November, 2003.

My Commission expires:
~~MY COMMISSION EXPIRES:~~
March 27, 2004

Charlotte A. Bethel
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.