WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/03 09:42 2pgs
Fees:13.00 Taxes:493.95

20031231-0184360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-24-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina Filer	COUNTRYWIDE HOME LOANS, INC (Loan # 45610076)	161-6-167
(NAME)	(NAME)	
633 Vivian Drive	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Calabasas, CA 91302	
(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, Loretta C. Peacock a/k/a Julia Loretta Peacock, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina Filer and Richard M. Filer Jr., wife and husband, 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:

Being Lot No. 234 on the Plan of Huntington Park, Section 2, as of record in Plat Book 4175, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James W. Peacock and wife, Loretta C. Peacock, by Warranty Deed dated August 4, 1977, from James H. Mayberry, Jr. and wife, Phyllis A. Mayberry, as of record in Book 5183, Page 570, Register's Office for Davidson County, Tennessee. The said James W. Peacock having since died on January 27, 2001.

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

unimproved ☐
This is improved ☒ property, known as 633 Vivian Drive, Nashville, TN 37211
(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 my/our hand(s) this 30th day of December, 2003.

Loretta C. Peacock
Loretta C. Peacock a/k/a Julia Loretta Peacock

Julia Loretta Peacock

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 Loretta C. Peacock a/k/a Julia Loretta Peacock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2003.

Commission expires: November 27, 2004

Deborah K. Devine
Deborah K. Devine Notary Public

