Davidson County DEEDWARR
Recvd: 01/06/04 11:37 2pgs
Fees:13.00 Taxes:832.50

20040106-0001925

WARRANTY DEED

B-FHR-03-0137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires SEPT. 30, 2005

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathrine Marshall	KATHERINE MARSHALL (NAME)	
137 Jefferson Square (ADDRESS)	137 JEFFERSON SQ (ADDRESS)	131-5-A-137 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	

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 TAMMY R. SHUTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRINE MARSHALL AND FRANCES A. RICHARDSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Unit No. 137 on the Plan of Jefferson Square Townhouses, Section One, of record in Plat Book 4675, Page 12, Register's Office for said County, and further described in the Master Deed of record in Book 4731, Page 332, as amended, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammy R. Shutt by QuitClaim Deed dated August 16, 2003 and filed for record on August 22, 2003 in Instrument Number 20030822-0122181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald W. Shutt and wife, Tammy R. Shutt by Deed dated March 4, 1997 and filed for record on March 18, 1997 in Book 10382, Page 621, Register's Office for Davidson County, Tennessee.

By-Laws filed of record in Book 4731, Page 332; Book 4731, Page 341; Book 5676, Page 31; Book 5700, Page 719; Book 5826, Page 693; Book 8036, Page 54; Book 8057, Page 179; Book 8231, Page 418; Book 8550, Page 3; Book 8550, Page 973; Book 9276, Page 249; Book 10355, Page 306, in the Register's Office for Davidson, County, Tennessee.

Easements of record in Instrument Number 20020122-0008268, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Subject to all matters as set forth per Plat Book 4675, Page 12, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 137 Jefferson Square, Nashville, Tennessee 37215
(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 29th day of December, 2003.

Tammy R. Shutt

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Tammy R. Shutt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2003.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903