Davidson County DEEDWARR
Recvd: 03/19/04 16:11 2pgs
Fees:13.00 Taxes:506.90
20040319-0031724

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17595K

MAP/GROUP/PARCEL:
083-12-O/178.00

NEW OWNER'S NAME AND ADDRESS:
STACY W. SHERRARD AND DOUG SHERRARD
2704 EASTLAND AVENUE
NASHVILLE, TENNESSEE 37206

SEND TAX BILLS TO:
~~New Owner~~
Churchill Mortgage Corp.
761 Old Hickory Blvd. #400
Brentwood, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, HARRIETT ELIZABETH CATO HUNTER, NOW KNOWN AS HARRIET ROYER, AND TIMOTHY ANDREW ROYER, HUSBAND AND WIFE, ROBERT LEE CATO and VERNA HARDING CATO, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto STACY W. SHERRARD AND DOUG SHERRARD, WIFE AND HUSBAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF TWIN ESTATES, SECTION 1, AS OF RECORD IN PLAT BOOK 3842, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 2704 EASTLAND AVENUE, Nashville, TN 37206.

BEING the same property conveyed to Harriett Elizabeth Cato Hunter, herein by deed of record in Book 7479, Page 346 and conveyed to Robert Lee Cato and wife, Verna Harding Cato in Book 7755, Page 740, Register's Office for Davidson County, Tennessee.
Harriett Elizabeth Cato Hunter is now married and known as Harriett Royer. Harriet Royer nor any member of her immediate family have occupied the herein described property as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HARRIETT ROYER
FORMERLY KNOWN AS HARRIET ELIZABETH CATO HUNTER

TIMOTHY ANDREW ROYER

ROBERT LEE CATO

VERNA HARDING CATO

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HARRIETT ELIZABETH CATO HUNTER, TIMOTHY ANDREW ROYER, and ROBERT LEE CATO and VERNA HARDING CATO, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of MARCH, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $137,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of March, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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