File Box 8

Davidson County DEEDWARR
Recvd: 06/24/04 11:24 2pgs
Fees:13.00 Taxes:832.50

20040624-0075133

WARRANTY DEED

FLETCHER-04MT00596

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF May, 2004.

(Affix Seal)

Notary Public

My Commission Expires: 1/14/08

TERRI GILBERT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas Fletcher and Jena Briggs	SunTrust Mortgage, Inc.	MAP 118-10
836 Pleasant Valley Road	901 Semmes Avenue	PARCEL 110.00
Nashville, TN 37204	Richmond, VA 23224	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID ALAN KOTY AND SHERRY A. KOTY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NICHOLAS FLETCHER AND JENA BRIGGS,JOINT TENANTS WITH RIGHT OF SUVIVORSHIP 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:

SEE EXHIBIT "A"

Said Lot No. 17 fronts 70.96 feet on the northerly margin of Pleasant Valley Road formerly Greenvale Drive and extends back 188.8 feet on the easterly line and 230.8 feet on the westerly line to a dead line in the rear, measuring 107.8 feet thereon.

Included in the above description, but excluded from the conveyance that portion of Lot 17 conveyed by Nancy Tomlin and Dorothy Mathews to Ira T. Adams and wife, Martha S. Adams by deed of record in Book 3959, page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the borrower herein from David Alan Koty married to Sherry A. Koty by deed of even date and being filed for record concurrently herewith in _____, Register's Office for Davidson County, Tennessee.

Description reference: Described from source materials examined by the attorney preparing this conveyance.

The above is being replaced with Exhibit "A" to correct a scrivener's error.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1421 Page 63, said register's Office, which Plan shows a 30 foot minimum building setback line from Pleasant Valley Road formerly known as Greenvale Drive and a 10 foot easement for public utility purposes long the rear line(s).

( ) unimproved
This is (X) improved property know as 836 Pleasant Valley Road, Nashville, Tennessee 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 20th day of May, 2004 :

David Alan Koty

Sherry A. Koty

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named DAVID ALAN KOTY AND SHERRY A. KOTY, the bargainor(s), with whom I am personally acquainted or proved to me on 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 Williamson, County, this 20th day of May, 2004.

Notary Public

My Commission Expires: 1/14/08

TERRI GILBERT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 17 on the Plan of Pleasant Valley of Record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Included in the above description, but excluded from this conveyance that portion of Lot No. 17 conveyed by Nancy Tomlin and Dorothy Mathews to Ira T. Adams and wife, Martha S. Adams by deed of record in Book 3959, Page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Alan Koty, unmarried by deed from Anne Elizabeth Greene, unmarried, of record in Book 9042, Page 255, Register's Office for Davidson County, Tennessee.

Sherry A. Koty spouse of David Alan Koty joins in the conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.