Davidson County DEEDWARR
Recvd: 08/25/05 15:16 2 pgs
Fees:13.00 Taxes:834.35

20050825-0102007

WARRANTY DEED

G-CD-05-1318

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION/OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN G. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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
Susanne Stowers	Susanne Stowers	
1318 Sweetbriar Avenue	2531 Blair Blvd (NAME)	118-1-25.00
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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 LOUIS E. PETERS,III AND WIFE, MARY LOVE PETERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSANNE STOWERS, unmarried, 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 THE WESTERLY HALF OF LOT NO. 99 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN, CALLED BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT NO. 99 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SWEETBRIAR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LOUIS E. PETERS, III AND WIFE, MARY LOVE PETERS BY WARRANTY DEED FROM BRENDAN M. GORHAM AND WIFE, BETH GORHAM, RECORDED THE 1ST DAY OF JUNE, 2000 IN INSTRUMENT NO. 20000610054772, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 34l, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1318 Sweetbriar Avenue, Nashville, Tennessee 37212
(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 22nd day of August, 2005.

Louis E. Peters, III

Mary Love Peters

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis E. Peters,III and Mary Love Peters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903