Bot 37 - Sharon Lot

BOOK 11396 PG. 125

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LaRawn Scaife 2112 Woodlawn Drive Nashville, TN 37212	104-15-410 24W 11235	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CJW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

WHEREAS, Richard L. Rhea and LaRawn Scaife, husband and wife, previously took title to certain property in Davidson County, Tennessee; and

WHEREAS, it is the express intention of the parties to dissolve their tenancy in the entireties by vesting fee simple in LaRawn Scaife in accordance with the provisions of T.C.A. §66-1-110 and T.C.A. §67-4-409(a)(3)(A).

NOW THEREFORE, for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Richard L. Rhea (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to LaRawn Scaife (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee (the "Property"), being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Belair, of record in Book 332, page 6, Register's Office of Davidson County, Tennessee.

Said Lot No. 49 fronts 100 feet on the northerly margin of Woodlawn Avenue, formerly Belair Avenue, and extends back between parallel lines, with the easterly margin of 24th Avenue South, formerly Rose Avenue, 185 feet to a dead line.

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RECEIVED & RECORDED

Being the same property conveyed to Richard L. Rhea and LaRawn Scaife, as joint tenants with right of survivorship, by warranty deed from Johnson Properties, a general partnership composed of Lee Ensign Johnson, III, Michael Owen Johnson, Stephen Lloyd Johnson and Susan Carl (Carol) Johnson, of record in Book 10131, page 651, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard L. Rhea and LaRawn Scaife, husband and wife, by warranty deed from Richard L. Rhea and LaRawn Scaife,

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Sharon L. Davis
Affiant

Subscribed and sworn to before me this 23rd day of March, 1999.

Cameron J. Williams
Notary Public
My Commission Expires: 11/30/02

CAMERON J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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as joint tenants with right of survivorship, of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 2112 Woodlawn Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of March, 1999.

Richard L. Rhea

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Richard L. Rhea, the within named grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand seal at office this 19 day of March, 1999.

Notary Public

My Commission Expires: November 27, 1999

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