Instr:200007180070571 Page: 1 OF 2
REC'D FOR REC 07/18/2000 8:34:20AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $38.11

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **5th** day of **July, 2000** between **Keith Scott and Jeffrey Tunks, ,** GRANTOR, and **M. R. Dillard** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land located in the 12th Civil District of Davidson County, Tennessee, being Lot No. 2 in Haynie's Dudley Bell Plan, as of record in Book 57, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the northerly side of Haynie Avenue and extends back between parallel lines, 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed Keith Scott, married and Jeffrey Tunks, married by deed from the Estate of Albert D. Nixon of record in Instrument Number 200002290019664, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 57, page 167, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to Metro Codes finding found in Instrument No. 200005060056295, Register's Office for Davidson County, Tennessee.

Said Jeffrey Tunks and Keith Scott, both married, however never used this property as their residence.

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 said Grantees 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **5th** day of **July, 2000.**

Keith Scott

Jeffrey Tunks

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Scott and Jeffrey Tunks, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 5th day of July, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $10300

Susan Magnuson
Affiant

Subscribed and sworn before me this 5th day of July, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
M. R. Dillard
437 Haynie Avenue
Nashville, Tennessee

Send Tax Bills to: New Owner

Map & Parcel Number:

Map 60-13-O Parcel 10