Davidson County DEEDWARR
Recvd: 10/04/00 09:53 2pgs
Fees:11.00 Taxes:159.10

20001004-0098262

| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2000.<br>Notary Public<br>MY COMMISSION EXPIRES: OCTOBER 25, 2003.<br>(AFFIX SEAL) |
|---|---|

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ROBERT C. SCOLARO** | **SAME** | **Part of 126-104** |
| (NAME) | (NAME) | |
| **2522 MONTCLAIR AVENUE** | | |
| (ADDRESS) | (ADDRESS) | |
| **MURFREESBORO, TN 37129** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RODNEY L. SPIES AND WIFE, GINGER STERLING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. SCOLARO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Spies Subdivision of record in Instrument Number 20000929-0096424, Register's Office for said County.

Being part of the same property conveyed to Rodney L. Spies and wife, Ginger Sterling by deed from Karen Bruton, unmarried, of record in Book 8873, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plat of record in Instrument #20000929-0096424, Restrictive Covenants and responsibilities established in the instruments of record in Book 5393, page 898, Book 5431, page 755, and Book 5610, page 724; and any other easements, restrictions and conditions of record which may affect said property.

Unimproved ( X )
This is improved( ) property, known as **LOT 2, 4450 HEATH ROAD, NASHVILLE, TN 37221**
(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 GRANTEES, their heirs assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this 3rd day of **OCTOBER**, 2000.

**RODNEY L. SPIES**

**GINGER STERLING**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **RODNEY L. SPIES AND GINGER STERLING**, 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 Nashville, Tennessee this 3rd day of October, 2000.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public

**Commission expires:** **OCTOBER 25, 2003.**