WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 03/02/01 13:08 2pgs
Fees:11.00 Taxes:555.00
20010302-0019761

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

G-5960-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 115 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Scott Living Trust (NAME)	New Owner (NAME)	MAP 43-14
P. O. Box 1044 (ADDRESS)	(ADDRESS)	PARCEL 14
Madison, TN 37116 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chapman Construction Company, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Scott and Rebecca C. Scott, Trustees under the Scott Living Trust, dated September 3, 1997

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the easterly 70 feet of the southerly 150 feet of Lot No. 27 on the unrecorded plan of Miss O. R. Bixler's Property, described according to a survey made by John Wilkes, Civil Engineer, November 22, 1934, as follows:

Beginning on the northerly margin of the Old Hickory Boulevard at a point 1100 feet east of the "Rhea Miller" lot, said point being 330 feet east of the easterly margin of a 50 foot street, now known as Hankins Street; thence with the northerly margin of said Boulevard eastwardly 70 feet to the corner of Lots Nos. 27 and 28; thence with the line between said two lots northwardly 150 feet; thence westwardly 70 feet; thence southwardly 150 feet to the beginning.

BEING the same property conveyed to Chapman Construction Company, by deed from Paul W. Fain, and wife, Jewell Fain, of record in Book 8196, Page 120, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 621 E. Old Hickory Boulevard, Madison, TN 37115
(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 and 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 my hand this 27th day of February, 2001

Chapman Construction Company, a Tennessee Corporation
By:
David Chapman, President

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____, _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David Chapman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Chapman Construction Company the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David Chapman as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 27th day of February, 2001.

My commission expires 10.25.03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public