Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,600.00

Darel Scalf
Affiant

Subscribed and sworn to before me, this 5th day of April, 2001.

Diana K Marr
Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Darel Scalf	1st Trust Bank For Savings	072-16-0
1817 Tammany Drive	P.O. Box 17257	
Nashville TN 37216	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian R. Sangster and wife, Traci A. Sangster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Darel Scalf and wife, Juanita M. Scalf, hereinafter called the Grantees, their successors 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. 9 on the Map of Sherwood, First Addition, of record in Book 1835, Page 23, Register's Office for said County.

Said Lot No. 9 fronts 80 feet on the east side of Tammany Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Brian R. Sangster and wife, Traci A. Sangster by deed from Alice Tappan, unmarried, of record in Book 10112, Page 162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1817 Tammany Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of April, 2001.

Brian R. Sangster

Traci A Sangster
Traci A. Sangster

Davidson County DEEDWARR
Recvd: 04/06/01 13:28 2pgs
Fees:11.00 Taxes:313.02
20010406-0033933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian R. Sangster and Traci A. Sangster, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 5th day of April, 2001.

Notary Public

My Commission expires 03/14/05