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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 08:38 2pgs
Fees:11.00 Taxes:262.70

20010604-0057397

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcial A. Miranda (NAME)	Right Mortgage Company (NAME)	MAP 199-01-0
2243 Foster Avenue (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 327
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Bertha Mai Scivally, Robert L. Scivally, Jerry M. Scivally, being all of the Heirs at Law of Bonnie M. Scivally

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcial A. Miranda

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:

Land in Davidson County, Tennessee, being Lot No. 118 on the Map of Overhill City and W. H. Fox Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 118 fronts 56 feet on the westerly side of Foster Avenue, and runs back between parallel lines with the northerly margin of Oriel Street 150 feet to an alley.

Being part of the property conveyed to W. T. Scivally by deed from H. H. Grizzard, Trustee, of record in Book 370, page 490, said Register's Office. The said W. T. Scivally died intestate on January 28, 1954, leaving his wife, Bonnie M. Scivally, and son, William Louis Scivally, as his heirs at law. The said William Louis Scivally died August 6, 1981, leaving his wife, Bertha Mai Scivally, and sons, Robert L. Scivally and Jerry M. Scivally, as his heirs at law. The said Bonnie M. Scivally died intestate on March 14, 1985. Reference is made to Affidavit of Fee Ownership by Inheritance and Residency of record in Book 6956, page 833, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.
This is not now, nor has it ever been, the primary residence of the Grantors herein.

This is improved ( ) property, known as 2243 Foster Avenue, Nashville, TN 37210
(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 our hand S this 31st day of May, 2001

Bertha Mai Scivally
By Robert L. Scivally

Jerry M. Scivally

Bertha Mai Scivally, by Robert L. Scivally, attorney in fact, by P.O.A

Robert L. Scivally

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 Robert L. Scivally and Jerry M. Scivally

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 Nashville, Tennessee, this 31st day of May, 2001.

Commission expires 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

My Commission Expires July 26, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Robert L. Scivally, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bertha Mai Scivally, and who acknowledged that he executed the same as the free act and deed of Bertha Mai Scivally.

Witness my hand and official seal this 31st day of May, 2001.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003