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Davidson County DEEDWARR
Recvd: 08/22/01 14:41 2pgs
Fees:13.00 Taxes:902.80
20010822-0090810

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Patricia A. Scott
Affiant

Subscribed and sworn to before me, this 21st day of August, 2001.

Notary Public

My Commission Expires: 10/2[illegible]

Address New Owner As Follows:
Patricia A. Scott
2120 Aberdeen Road
Nashville, TN 37205

Send Tax Bills To:
World Savings
P. O. Box 7512
Springfield, OH 45501-7512

Map-Parcel Number:
103-8-200
26W 1150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATSY A. BRUCE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA A. SCOTT**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "R" on the Plan of Cherokee Park, 3rd Addition, of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 10 fronts 60 feet on the northerly side of Aberdeen Road and runs back 125.79 feet on the westerly line and 125.62 feet on the easterly line to the right-of-way of the N.C. & St. L. Railroad, measuring 61 feet thereon.

Being the same property conveyed to Patsy A. Bruce by deed from Billy G. Benton, of record as Instrument No. 200007100067809, and re-recorded at No. 200008020076263, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, pages 2 & 3, Register's Office for said County.

This is improved property known as 4120 Aberdeen Road, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21 day of August, 2001.

Patsy A. Bruce

Patsy A. Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATSY A. BRUCE, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003