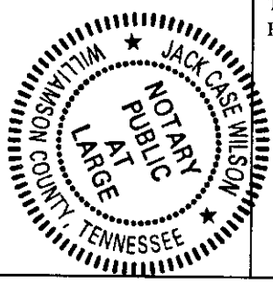
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/01 15:38 2pgs
Fees:13.00 Taxes:238.65
20010907-0097522



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS AUGUST 27, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILSON & WEISS TITILE ASSOCIATES
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Charlton Jr.	Franklin American Mortgage Company	050-13-0-016.00
(NAME)	(NAME)	
2108 West Richmond Hill Drive	501 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, Willie J.W. Scales III and wife, Dorothy Scales, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Charlton Jr., 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:

Being part of Lot 5 on the plan of Section One, Golden Valley Estates, as shown on plat of record in Plat Book 4175, Page 142, Register's office for Davidson County, Tennessee.

Said part of Lot 5 fronts 56.0 feet on the northerly margin of Richmond Hill Drive and extends back 125.0 feet, more or less, on the easterly line and 126.0 feet, more or less, on the westerly line to a dead line in the rear, measuring 56.0 feet, more or less.

Included in the above legal description, but excluded from this conveyance is land conveyed to the State of Tennessee in Book 4658, Page 568, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to William J.W. Scales, III., and wife, Dorothy Scales by deed from John H. Brown, Jr. and wife, Lucy Brown of record in Book 6658, Page 239, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2108 West Richmond Hill Drive, Nashville, TN 37207
(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 hands this 27th day of August, 2001.

Willie J.W. Scales III

Dorothy Scales

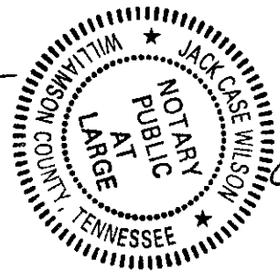
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie J.W. Scales III and wife, Dorothy Scales the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this August 27, 2001.

Commission expires: 4/16/02



Notary Public

RETURN TO:

Wilson & Weiss Title Associates
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027