| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys-at-Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18685 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $ 160,800.00<br><br>Affiant<br>Subscribed and sworn to before me this 23rd day of January, 2002.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| MR/MRS. DARRELL SCOTT | NEW OWNER | MAP 104-16 |
| 1710 Ashwood Avenue | | PARCEL 102 |
| Nashville, Tennessee 37212 | | FB# 24W8760 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ADELE PLAUCHE AND HUSBAND, CAROL HOWELL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DARRELL SCOTT AND WIFE, SHERRIE SCOTT, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1710 Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/24/02 09:12 2pgs
Fees:13.00 Taxes:594.96
20020124-0009670

ADELE PLAUCHE

CAROL HOWELL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADELE PLAUCHE AND CAROL HOWELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

My Commission Expires:

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Adele Plauche and Carol Howell, wife and husband as joint tenants by the entireties by deed from Joseph B. Hayes, Jr. and wife, Eddie Mae Hayes of record in Book 11103, page 876, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.