WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/02 13:03 2pgs
Fees:13.00 Taxes:188.70
20020813-0097971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay R. Wilfong	Jay R. Wilfong	084-10-0-013.00
(NAME)	(NAME)	
103 Horseshoe Court	SAME	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Shannon Lee Allen, as Executrix for the estate of Virginia Ruth Scalf, Shannon Lee Allen, as an individual, and Shane Ray Scalf, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay R. Wilfong, 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 part of Lot No. 64 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 64 fronts 55 feet on the north side of Weona Drive and runs back between lines, 360 feet on the east line and 278 feet on the west line to a dead line in the rear, which is the right of way line to the Tennessee Central Railroad, on which it measures 160 feet.

EXCLUDED from this conveyance is a portion of Lot No. 64 described as follows:

Beginning at the point of intersection of the existing south margin of Nashville & Eastern Railroad and the east boundary of the Johnny R. Crumby, Jr. and Stacy C. Clinkenbeard, unmarried, property; thence with said existing margin having 1382.39 feet radius curve right and easterly 160.17 ft. to a point; thence with the west boundary of the Cathy Lynn Payne property S 13^ 41' 57" W 70.45 ft. to a point; thence with the proposed south margin of said railroad having a 2794.79 ft. radius curve left and westerly 141.01 ft. to a point; thence with said east boundary N 01^ 12' W 62.04 ft. to the point of beginning.

Being the same property conveyed to George F. Scalf and wife, Virginia Ruth Scalf, by Warranty Deed from J.R. Coarsey, Substitute, dated June 13, 1951, of record in Book 1977, Page 255, Register's Office for Davidson County, Tennessee. George F. Scalf having predeceased Virginia Ruth Scalf who has since died on July 11, 2001.

Pursuant to Last Will and Testament of Virginia Ruth Scalf, dated December 15, 1998, filed for record January 25, 2002, Register's Office for Davidson County, Tennessee, Shannon Lee Allen was appointed Executrix of the estate, and property was devised to Shannon Lee Allen and Shane Ray Scalf.

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 2210 Weona Drive, Nashville, TN 37214
(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 5th day of August, 2002.

Shane Ray Scalf

Shannon Lee Allen, Executrix for the Estate of Virginia Ruth Scalf

Shannon Lee Allen

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 Shannon Lee Allen, as Executrix for the estate of Virginia Ruth Scalf and as an individual 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,~~ Hermitage, Tennessee this 5th day of August, 2002.

Commission expires: 11/27/04

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify that on this 5th day of August, 2002 before me, a Notary Public in and for the State and County aforesaid, personally appeared Shane Ray Scalf, known to me or satisfactorily proven to be the person (s) whose name (s) are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

AS WITNESS my hand a Notarial Seal the say and year first above written.

Notary Public

My Commission Expires: 11/27/04

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076