03

Realty Title 48-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***144,750.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2002.

Notary Public

My Commission Expires: 3/14/05

Davidson County DEEDWARR
Recvd: 08/16/02 10:34 2pgs
Fees:13.00 Taxes:535.58
20020816-0099274

**ADDRESS OF NEW OWNER**

MICHAEL B. KAISER
7764 Poplar Ridge Drive
Nashville, Tennessee 37221

**SEND TAX BILLS TO**

EMAC Mortgage Corp.
100 Witmer Rd.
Horsham, PA 19044-0963

**MAP & PARCEL NOS.**

MAP 141-6-O-A
PARCEL 63

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS ($***144,750.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, CHARLES R. SCOGGINS and JANA C. SCOGGINS, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL B. KAISER, _____, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 61 on the First Revision, Final Plat, Section Five, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, page 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles R. Scoggins and wife, Jana C. Scoggins, by deed from Karl E. Haury, Jr. and wife, Judy B. Haury, of record in Book 10728, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as 7764 Poplar Ridge Drive, Nashville, Tennessee 37221.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the First Revision, Final Plat, Section Five, Poplar Ridge, a planned unit development, in Book 9700, page 385, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31ST day of July, 2002.

Charles R. Scoggins
CHARLES R. SCOGGINS
by Byron Herlong

By: _____
Byron Herlong
Attorney in Fact

Jana C. Scoggins
JANA C. SCOGGINS

By: Byron Herlong
Byron Herlong
Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryon Herlong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Charles R. Scoggins and Jana C. Scoggins and that they are authorized by him to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2002.

3-14-05
Commission expires

Notary Public