WARRANTY DEED After Recording RETURN TO: Closing & Title Services, Inc. 405 Two Mile Pike, Suite C Goodlettsville, TN 37072-1859	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 97,750.00 Mary B. Edmondson AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF OCTOBER, 2002. NOTARY PUBLIC MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Adrian R. Scivally and Angela D. Scivally	NEW SOUTH FEDERAL SAVINGS BANK	MAP:43-11
917 Roosevelt Ave	210 AUTOMATION WAY	Parcel:50
Madison, TN 37115	BIRMINGHAM, AL 35210	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LISA S. GUNTER AND MICHAEL GUNTER AND SARAH E. ARNOLD AND SAMANTHA L. ARNOLD AND JAMES C. ARNOLD AND THE ESTATE OF JAMES A. ARNOLD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ADRIAN R. SCIVALLY AND ANGELA D. SCIVALLY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 917 Roosevelt Ave, Madison, TN 37115

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 29th day of October, 2002.

Davidson County DEEDWARR
Recvd: 11/06/02 13:59 3pgs
Fees:18.00 Taxes:361.68
20021106-0136580

Lisa S. Gunter

Michael Gunter

Sarah E. Arnold
BY: Sarah E. Arnold by Lisa S. Gunter, Legal Guardian
Lisa S. Gunter, Legal Guardian

Samantha L. Arnold
BY: Samantha L. Arnold by Lisa S. Gunter, Legal Guardian
Lisa S. Gunter, Legal Guardian

James C. Arnold
BY: James C. Arnold by Lisa S. Gunter, Legal Guardian
Lisa S. Gunter, Legal Guardian

The Estate of James A. Arnold
BY: The Estate of James A. Arnold by Lisa S. Gunter, Legal Guardian
Lisa S. Gunter, Administrator

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LISA S. GUNTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL. GUNTER, the bargainor(s), 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 therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LISA S. GUNTER as legal guardian for Sarah E. Arnold the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity of legal guardian for Sarah E. Arnold for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee , this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LISA S. GUNTER as legal guardian for Samantha L. Arnold the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity of legal guardian for Samantha L. Arnold for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee , this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LISA S. GUNTER as legal guardian for James C. Arnold the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity of legal guardian for James C. Arnold for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LISA S. GUNTER as Administrator for the Estate of James A. Arnold the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity of Administrator for the Estate of James A. Arnold for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee , this 29th day of October, 2002.

Notary Public_____

My Commission Expires:_____

EXHIBIT A - LEGAL DESCRIPTION

BEING Lot No. 22, Archwood Acres, Section 2, as of record in Plat Book 2331, Page 12, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Being the same property conveyed to Lisa S. Martin and James A. Arnold, both unmarried, by deed from Owen K. Cartwright and wife, Trudy Elain Cartwright of record in Book 8302, Page 500, Register's Office for Davidson County, Tennessee. James A. Arnold, owner of an undivided one-half interest having since died intestate, on September 3rd, 1997, leaving as his sole heirs at law, Lisa S. Martin (Arnold), now Gunter, surviving spouse, and three children: Sarah E. Arnold, Samantha L. Arnold, and James C. Arnold, all minors. The estate of James A. Arnold, Davidson Seventh (Probate) Circuit Court No. 02P1571, having since order and approved the sale of the subject property and named Lisa S. Gunter, as legal guardian of the minor children.

This conveyance is subject to restriction of record in Book 2344, Page 557, said Register's Office.

This conveyance is subject to minimum building setback line & public utility easement of record in Plat Book 2331, Page 12, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

Michael Gunter herein joins to convey any and all rights and interest that he may have; especially his marital rights.