Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2002.

Notary Public
My commission expires: 03/28/04

Davidson County DEEDWARR
Recvd: 12/13/02 13:45 2pgs
Fees:13.00 Taxes:444.00
20021213-0153974

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony L. Scarlett	First Tennessee Home Loans	164-0-00-021.00
5774 Mount View Road	P.O. Box 19664	
Antioch TN 37013	Irvine, CA 92623	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray Grissom and wife, Brenda F. Grissom, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony L. Scarlett and wife, Erika M. Scarlett, hereinafter called the Grantees, their successors 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 described as follows:

Tract No. 1
Being part of Tract No. 6 of the Rucker Farm, according to a survey made by James Murphy Jr., and Company, dated July 23, 1962 more particularly described as follows:
Beginning at a point in the center of Mt. View Road, 3,238.0 feet south of the center line of Murfreesboro Road, measured along the center line of MT. View Road, thence, south 76 deg. 23' east a distance of 1121.74 feet to an iron pin; thence north 84 deg. 40' west a distance of 1113.69 feet to a point in the center line of MT. View Road; thence along the center line of Mt. View Road, north 6 deg. 33' east a distance of 160 feet to the point of beginning, said tract of land containing 2.04 acres.
Tract 3: (There is no tract 2 in this conveyance)
Being a part of Tract No. 5 of the Rucker Farm, and more particularly described according to a survey by Harold F. Morris, Southern Land Surveying Co., Inc., November 16, 1963 as follows:
Beginning at an iron pin in the line of the present Mackey property, the same being south 76 degrees 23' east 412.60 feet from the northwest corner of said Mackey property and running thence with the line between the property herein conveyed and Mackey property south 76 deg. 23' east 709.14 feet to an iron pin; thence north 2 deg. 30 ' east 101.2 feet to an iron pin; thence north 84 deg. 40' West 705.59 feet to an iron pin and the point of beginning and containing .81 of an acre more or less.

Being the same property conveyed to Ray Grissom and wife, Brenda F. Grissom by deed from Sandra F. Swoner Rueff, of record in Book 7004, page 682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5774 Mount View Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of December, 2002.

Ray Grissom

Brenda F. Grissom

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray Grissom and Brenda F. Grissom, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of December, 2002.

Notary Public

My Commission expires 03/28/04

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission