Davidson County DEEDWARR
Recvd: 04/16/03 16:01 2pgs
Fees:13.00 Taxes:814.00

20030416-0050978

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $220,000.00 Affiant Subscribed and sworn to before me, this 7th day of April, 2003. Notary Public My Commission Expires: 8-22-05

NOTARY PUBLIC AT LARGE — RUTHERFORD COUNTY, TENN. — My Commission Expires 08/22/2005

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Eric Scallions 154 Kenner Avenue Nashville, TN 37205	Same	116-04-0 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ENSWORTH SCHOOL,** a Tennessee not for profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ERIC SCALLIONS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being northerly half of Lot No. 18 on the Plat of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot No. 18 fronts 50 feet on the easterly side of Kenner Avenue and runs back 189.5 feet on the northerly line and 186.25 feet on the southerly line to a 10 foot strip reserved, measuring 50.08 feet thereon.

Being the same property conveyed to The Ensworth School by deed from Frances J. Rogers, unmarried, of record as Instrument No. 20010214-0014147, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 100, Register's Office for said County.

This is improved property known as 154 Kenner Avenue, Nashville, TN 37205.

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; and it covenants 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, unless otherwise herein set out; and further covenant and bind itself, its successors heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of April, 2003.

Harry Hill McAlister, Trustee

Harry Hill McAlister, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY HILL MCALISTER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of April, 2003.

Notary Public

My Commission Expires: 10/25/03