Davidson County DEEDWARR
Recvd: 05/30/03 09:08 2pgs
Fees:13.00 Taxes:525.40

20030530-0072952

Dav. Co. File Box 14-A
jtc file no. 16092-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00
Claire Ellen Margulies
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May, 2003
Notary Public
MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Ellen Margulies	UNION PLANTERS BANK	MAP 083-10-0
(NAME)	(NAME)	
1717 Forrest Avenue	P. O. Box 2127	PARCEL 262.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1936	Memphis, TN 38101-2127	[FB #23W-07300]
(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, Sheri S. Forquer Scott and husband, Carl Bryant Scott, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire Ellen Margulies, an unmarried person

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 the southerly 165.0 feet of the easterly 50.0 feet of Lot No. 85 on the Plan of "Lockeland", a subdivision of Chadwell Home Place, as of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 85 fronts 50.0 feet on the northerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines with the westerly margin of North 18th Street, formerly Allen Street, 165.0 feet to a dead line.

BEING the same property conveyed to Sheri S. Forquer, unmarried, by Warranty Deed from Randy Shemin, of record in Instrument No. 20010126-0008011, Register's Office for Davidson County, Tennessee. The said Sheri S. Forquer having since married. Sheri S. Forquer is now Sheri S. Forquer Scott.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

CARL Bryant Scott, Jr., spouse of the above named Sheri S. Forquer Scott,
CONTINUED

unimproved ( )
This is improved (X) property, known as 1717 Forrest Avenue, Nashville, TN 37206-1936
(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 hand s this 28th day of May, 2003

Sheri S Forquer Scott
Sheri S. Forquer Scott

BY: Carl Bryant Scott Attys in fact
Carl Bryant Scott, Attorney in Fact

Carl Bryant Scott, Jr.

BY: Carl Bryant Scott Attys in fact
Carl Bryant Scott, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said_____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of May, 2003, before me personally appeared Carl Bryant Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheri S. Forquer Scott and Carl Bryant Scott, Jr. and acknowledged that they executed the same as the free act and deed of said Sheri S. Forquer Scott and Carl Bryant Scott, Jr.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 4/16/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/16/05

LEGAL DESCRIPTION CONTINUATION

joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed in behalf of Sheri S. Forquer Scott and Carl Bryant Scott, Jr. and pursuant to a Power of Attorney executed by them on the 27th day of May, 2003, of record in Instrument No. 20030530-0072951, said Register's Office.