File #200360221

PICK-UP

Davidson County DEEDWARR
Recvd: 06/20/03 14:18 2pgs
Fees:13.00 Taxes:299.70

20030620-0085790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

MARY ERICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Roger Scantland	SunTrust Mortgage, Inc.	Map 135-8-A
(NAME)	(NAME)	Parcel641.00 CO
641 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **BEVERLY A. McCALL, UNMARRIED NOW KNOWN AS BEVERLY McCALL SEARS, MARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROGER SCANTLAND, UNMARRIED,** 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 all of Unit No. 641, on the Plan of Tract #19 Nashboro Village Nineteen Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Beverly A. McCall, unmarried by Warranty Deed of record in Book 9538, Page 115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions of record in Book 4827, Page 14; Supplemented in Book 5469, Page 840; By-Laws of record in Book 5333, Page 999; Master Deed of record in Book 5333, Page 957; Charter for Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959; Quitclaim Deed to Homeowners Association for common area of record in Book 8524, Page 546 and, any and all matters shown on plat of record in Plat Book 5200, Page 80; all in the Register's Office for Davidson County, Tennessee.

Spouse of Beverly McCall Sears, (formerly Beverly A. McCall) joins in this conveyance to convey any and all homestead/marital rights he may have in the subject property.

Unimproved ( )
This is improved (X) property, known as 641 Longhunter Court, Nashville, TN
(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 Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 19th day of June, 2003.

Beverly McCall Sears

Scott Sears

STATE OF Tennessee

COUNTY OF ~~Rutherford~~ DAVIDSON

Before me, the undersigned Notary Public, personally appeared Beverly McCall Sears and Scott Sears who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and ~~official~~ seal, this 19th day of June, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

Mail After Recording To:
Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130