RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP-42185

ALAN E. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2003

Notary Public

MY COMMISSION EXPIRES: 7/24/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. McNab	Capital Bank & Trust Company	83-6-267
115 Chapel Avenue	1820 West End Avenue	
Nashville, TN. 37206	Nashville, TN 37203	

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, I/WE,

Taylor Keaton Hill Single

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

Scott A. McNab, 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 Lot No. 30 and the northerly 10 feet of Lot No. 31 on the Plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to-wit:

Beginning at the southwest corner of Chapel and Seymour Avenue; thence with the westerly margin of Chapel Avenue southwardly 65 feet; thence westwardly 164 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 60 1/2 feet to the southerly margin of Seymour Avenue; thence with said Avenue eastwardly 140 feet to the beginning.

Being the same property conveyed to Taylor Keaton Hill by deed from Leticia D. McIntyre of record in Instrument No. 20001214-0123039 and by deed from James C. Smith, Trustee of record in Instrument No. 20020115-0006045, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 115 Chapel Avenue, Nashville, TN 37206

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 my/our hand(s) this 24th day of June, 2003

Taylor Keaton Hill

Davidson County DEEDWARR
Recvd: 07/07/03 10:18 2pgs
Fees:13.00 Taxes:564.25

20030707-0092892

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Taylor Keaton Hill, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2003

Notary Public

My Commission Expires:_____

