Davidson County DEEDWARR
Recvd: 07/11/03 15:25 2pgs
Fees:13.00 Taxes:364.45

20030711-0096681

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$98,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF June, 2003.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
|

BUDGET DORR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMM. EXP. 08/8/2006

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose and Elvia Encalada 325 Scalf Drive Madison, TN 37115	Same	Map 43.06 Parcel 107.00

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, we,

Larry Wayne Bryan, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jose Encalada and wife, Elvia Encalada

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:

BEING LOT NO. 15 OF TRACT 14 OF AN UNRECORDED PLAN OF A RECORDED PLAN IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, KNOWN AS THE ANDERSON ESTATES.

SAID LOT BEGINS AT A POINT IN THE WESTERLY MARGIN OF SCALF DRIVE AT THE CORNER OF LOTS NOS. 15 AND 16, BEING 115.6 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF THORNTON AVENUE; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 16, WESTERLY 175 FEET TO THE COMMON CORNER OF LOTS 15 AND 16, 17 AND 18; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 18, SOUTHWARDLY 120 FEET TO THE COMMON CORNER OF LOTS 18, 19, 14 AND 15; THENCE WITH THE LINE BETWEEN LOTS NOS. 14 AND 15; EASTWARDLY 175 FEET TO THE WESTERLY MARGIN OF SCALF DRIVE, THENCE WITH SAID DRIVE, NORTHWARDLY 120 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE L. BRYAN BY DEED FROM JOHN A. MCADAMS, DATED DECEMBER 29, 1976, AND OF RECORD IN BOOK 5103, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID CLAUDE L. BRYAN HAS DIED AND LARRY BRYAN AND BARBARA JEAN FOWLER ARE THE SOLE HEIRS AT LAW. PROPERTY THEN CONVEYED TO BARBARA JEAN FOWLER THROUGH DEAN ROBINSON, TRUSTEE BY QUITCLAIM DEED FROM LARRY WAYNE BRYAN AND BARBARA JEAN FOWLER, DATED FEBRUARY 6, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010207-0012274, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN LARRY WAYNE BRYAN BY QUITCLAIM DEED FROM BARBARA JEAN FOWLER, DATED MARCH 14, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020321-0035074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 325 Scalf Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 hand(s) this 27th day of June, 2003.

Larry Wayne Bryan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Wayne Bryan, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076