Davidson County DEEDWARR
Recvd: 07/18/03 13:47 4pgs
Fees:23.00 Taxes:381.10

20030718-0101242

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN02987

WARRANTY DEED

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of July, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Flinner	**Franklin Ameican Mortgage Co.**	**09402017200**
1911 Eastside Avenue	**501 Corporate Centre Drive, Ste 400**	
Nashville, TN 37206	**Franklin, TN 37067-6216**	

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,

THE ESTATE OF EVA W. SCOTT

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

MATTHEW W. FLINNER AND WIFE, WENDY D. HARLIN

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 south half of the Lot No. 12 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book 161, page 8, Register's Office for said County.

The said southerly half of Lot No. 12 fronts 50 feet on the north side of East Side Avenue, formerly Ashworth Avenue, and extends back between parallel lines 150 feet.

Being the same property conveyed to Oakley H. Scott wife, Eva W. Scott, by Warranty Deed from Oakley H. Scott and wife, Eva W. Scott to create an estate by the entireties, dated July 30, 1964 and recorded July 30, 196 in Book 3795, page 836, and previously conveyed by deed from W. W. Nevils of record in Book 1079, page 31, Register's Office for Davidson County, Tennessee. Oakley H. Scott having died on 05/10/1991. Eva W. Scott having died on 12/26/2002.

Unimproved ( )
This is improved (X) property known as **1911 EASTSIDE 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 our hands this 25th day of June, 2003.

Bradley Awalt co-executor
BRADLEY AWALT, CO-EXECUTOR

Jamie Awalt AKA Jami Awalt co executor
JAMIE AWALT A/K/A JAMI AWALT, CO-EXECUTOR

Oakley H. Leigh A.K.A. Homer Oakley Leigh

OAKLEY H. LEIGH A/K/A HOMER OAKLEY LEIGH, CO-EXECUTOR

Marion Leigh A.K.A. Marian Leigh

MARION LEIGH A/K/A MARIAN LEIGH, CO-EXECUTOR

STATE OF FLORIDA
COUNTY OF HARDEE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared OAKLEY H. LEIGH A/K/A HOMER OAKLEY LEIGH AND WIFE, MARION LEIGH A/K/A MARIAN LEIGH, CO-EXECUTORS, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the CO-EXECUTORS of the THE ESTATE OF EVA W. SCOTT the within named bargainor, and that they as such CO-EXECUTORS being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said OAKLEY H. LEIGH A/K/A HOMER OAKLEY LEIGH AND WIFE, MARION LEIGH A/K/A MARIAN LEIGH, CO-EXECUTORS.

Witness my hand and official seal at office at WAUCHULA, Florida, on this the 24th day of June, 2003.

My commission expires: 3/5/04

Emily Elizabeth Sasser
Notary Public

EMILY ELIZABETH SASSER
MY COMMISSION # CC 909871
EXPIRES: March 5, 2004
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared BRADLEY AWALT AND WIFE, JAMIE AWALT A/K/A JAMI AWALT with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the CO-EXECUTORS of the THE ESTATE OF EVA W. SCOTT the within named bargainor, and that they as such CO-EXECUTORS being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BRADLEY AWALT AND JAMIE AWALT A/K/A JAMI AWALT as such CO-EXECUTORS.

Witness my hand and official seal at office at Nashville, Tennessee, on this the ~~25th~~ 2nd day of ~~June~~ July, 2003.

My commission expires:_____

Dolly J Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005