23-1-933

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/29/03 13:36 2pgs
Fees:13.00 Taxes:888.00
20030829-0125864

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **August, 2003** by and between **Lexie H. Hagan, Conservator for Lois D. Batey** , herein after referred to as GRANTOR, and **Meredith J. Scannella, unmarried** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Longwood of record in Book 5200, Page 86, Register's Office for said County, as revised as to floor areas and lot coverage in Book 5419, Page 183, said Register's Office.
Said Lot No. 29 fronts 60.0 feet on the westerly margin of Longwood Place and extends back 80.50 feet on its southerly line and 124.41 feet along the curving margin of Longwood Court, its northerly and westerly lines, to a point of intersection.

Being the same property conveyed to Walter Batey and spouse, Lois D. Batey by Special Warranty Deed from Third National Bank, Co-Trustee and W. Ovid Collins, Jr., Co-Trustees Under the Will of Russell M. Crawford, dated August 1, 1991, of record in Book 8415 , Page 792, Register's Office for Davidson County,Tennessee. Walter Batey predeceased his wife, Lois D. Batey, and the property is now vested in Lois D. Batey as surviving tenant by the entireties.

Lexie Hagan is Conservator of Lois D. Batey, by Letters of Limited Conservatorship through Williamson County Chancery Court, dated October 28, 2002. Through an Order for Permission to Accept Contract for Sale of Property at Current Appraised Value, filed in The Chancery Court of Williamson County, Tennessee, Lexie H. Hagan, Conservator for Lois D. Batey, is authorized to enter into a contract for the sale of Lois D. Batey's real estate and to sign a deed transferring Lois D. Batey's property.

The property herein described is subject to restrictive covenants of record in Book 5344, page 353. Also subject to sanitary sewer easement of record in Book 5287, page 712, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 107 Longwood Place, Nashville,TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lexie H. Hagan
Lexie H. Hagan Conservator for
Signature of Seller Lois D. Batey

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Lexie H. Hagan as Conservator for Lois D. Batey** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Meredith J. Scannella
107 Longwood Place, Nashville, TN 37215

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

map and parcel--117-09-0-B-029.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$240,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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