AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

B-CJ-03-2116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2003.

LAURA SHOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/23/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Scott	Bank of America (NAME)	
2116 Hobbs Road, Unit M-10 (ADDRESS)	P.O. Box 17404 (ADDRESS)	131-2-A-87 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Baltimore, MD 21297-1404 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY S. CRAGG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN W. SCOTT, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. M-10 on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, said Register's Office and further described in Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary S. Cragg, unmarried, by Deed dated December 18, 1998 and filed for record on January 4, 1999 in Book 11281, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 5296, Page 689, Register's Office for said County.

This conveyance is subject to Master Deed/By-Laws of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299 and Book 7824, Page 974, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road, Unit M-10, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of August, 2003.

Mary S. Cragg

Davidson County DEEDWARR
Recvd: 09/12/03 15:16 2pgs
Fees:13.00 Taxes:271.95

20030912-0134597

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Mary S. Cragg personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of August, 2003.

Notary Public

My Commission Expires: 5/3/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903