Davidson County DEEDWARR
Recvd: 10/08/03 11:12 2pgs
Fees:13.00 Taxes:471.75
20031008-0149385

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2003.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Crystal Deane
2013 Benjamin Street
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 83-6, Parcel 159

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Scott**, hereinafter referred to as Grantors, hereby transfers and conveys to **Crystal Deane and husband, Adam S. Deane,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, known as being parts of Lot No. 23, and 26, on the Plan of the First Subdivision of Brownsville, as of record in Book 12, page 112, Register's Office for Davidson County, Tennessee, (being also a part of Lot No. 11 in the original plan of Brownsville, as of record in Book 21, page 9, said Register's Office), and being described as follows:

Beginning on the northerly margin of Benjamin, formerly Locke Street, at a point 340 feet east of the northerly margin of Scott Avenue; thence eastwardly with the northerly margin of Benjamin Street, 60 feet; thence northwardly and parallel with Scott Avenue, 210 feet to the northerly margin of a proposed alley 15 feet wide, thence westwardly, with the southerly margin of said proposed alley, 60 feet to a point 240 feet east of the easterly margin of Scott Avenue, thence southwardly 210 feet to the beginning.

Being the same property conveyed to Mark Scott by Quitclaim Deed from Jim C. Harris, Jr., of record in Instrument No. 20010328-0030058, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2013 Benjamin Street, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 30th day of September, 2003.

Mark Scott

I Kristina Jayne Scott, wife of Mark Scott, hereby join in the execution of this document for the purpose of conveying any marital interest that I may have in said property.

Kristina Jayne Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Scott and wife Kristina Jayne Scott, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2003.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005