K 11630

FILE BOX-9B

RE-RECORD

Davidson County DEEDWARR
Recvd: 04/05/04 12:22 4pgs
Fees:22.00 Taxes:0.00

20040405-0038101

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41153
Dav. Co. File: Box 8

BOOK 11630 PAGE 887

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Josephine B. Scott 715 South Summerfield Drive Madison, TN 37115	Mortgage Investors Group 320 N. Cedar Bluff Rd., Suite 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 042-06-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda Costanza,*unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josephine B. Scott**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Three, Bonnie Brae of record in Plat Book 2854, page 61, Register's Office for said County.

SAID Lot 65 fronts 225 feet on the broken westerly margin of South Summerfield Drive and extends back 242.4 feet on the northerly line and 259.9 feet on the southerly line to a broken line in the rear, measuring 48.07 feet thereon.

BEING the same property conveyed to Armanda Costanza, Connie Gray and Sherry Costanza by deed from Terry A. Stanfill and wife, Dorri G. Stanfill of record in Book 7306, page 993, Register's Office for said County. By Quitclaim Deed of record in Book 8580, page 976, said Register's Office, the said Sherry Costanza conveyed her interest in subject property to Armanda Costanza and Connie Gray. By Quitclaim Deed of record in Book 8854, page 44, said Register's Office, the said Connie Gray conveyed her interest in subject property to Armanda Costanza.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854, Page 61, said Register's Office, which Plan shows a 60 foot minimum building setback line from South Summerfield Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 715 South Summerfield Drive, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

*Armanda Costanza

(See EXHIBIT "A")

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FILE: BOX-98

unless otherwise herein set out. BOOK 11630 PAGE 888

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 1999.

Amanda Costanza
Amanda Costanza

State of Tennessee
County of Davidson

On this 19th day of August, 1999, before me the undersigned authority, personally appeared **Amanda Costanza**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Josephine B. Scott
Affiant

Sworn and subscribed before me on the 19th day of August, 1999.

My Commission Expires: _____ Notary Public

SHARON L. SHIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

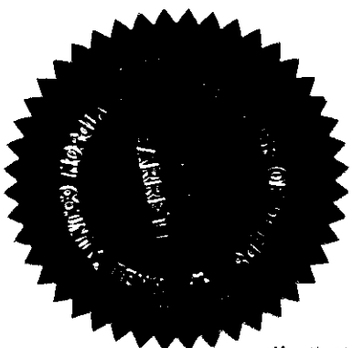
0627591
IDENTIFICATION REFERENCE

99 AUG 23 PM 4:39

REGISTER'S OFFICE

Value Deed 12/92

G 888



I hereby certify that this is a true copy of the original Instrument filed in my office
In Book 11630 Page 881
This 1 day of April 20 04
BILL GARRETT Register of Deeds
By Brenda Summerour
Deputy Register

EXHIBIT "A"

The undersigned Notary hereby states the following:

1. That his was the acknowledgement that appeared on the original deed of record in Book 11630, page 887 Register's Office for Davidson County,TN.

2. That by mistake the grantors name was misspelled on said on said deed. The correct spelling is Armanda Costanza.

3. By the signature below the original acknowledgement is here by amended to correctly reflect the grantors name, as originally signed.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of April, 2004, before me the undersigned appeared Percy Wilkins known to me personally and described in and who executed the foregoing instrument as his free act and deed.

My commission expires 3/25/08

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN