File No. 40223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/04/04 09:35 2pgs
Fees:13.00 Taxes:422.54
20040504-0050385

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Buchanan	GMAC Mortgage Corporation	41-6-15
(NAME)	(NAME)	
1331 Bell Grimes Lane	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Timothy D. Scates and wife, Sheryl A. Scates, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Buchanan and Milburn Kenneth Tharp II, as tenants in common with the right of survivorship, 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 Lot No. 491 on the Plan of Bellshire Estates, Section "B", as of record in Plat Book 2331, page 128, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy D. Scates and wife, Sheryl A. Scates by deed from Casey A. Crowthers and wife, Vicki V. Crowthers, dated 2/29/00, of record in Instrument 20000302-0020791, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2542, page 415, said Register's Office.

Subject to an easement of record in Book 6226, page 359, said Register's Office.

Timothy D. Scates executed this instrument on behalf of Sheryl A. Scates pursuant to a Power of Attorney of record in Instrument No. 20040504-0050384, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1331 Bell Grimes Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City 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 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 26th day of April, 2004.

Timothy D. Scates
Timothy D. Scates

Sheryl A Scates
Sheryl A. Scates

By: Timothy D. Scates AIF
Timothy D. Scates, Attorney-in-fact

File No. 40223
STATE OF TENNESSEE

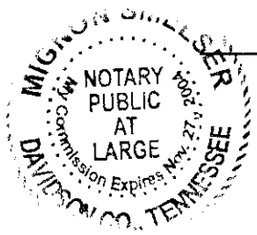
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy D. Scates, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2004.

Commission expires:

11-27-04



Notary Public

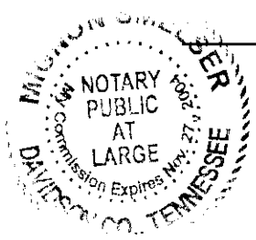
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy D. Scates with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Sheryl A. Scates as her Attorney in Fact as the free act and deed of the within named Sheryl A. Scates.

Witness my hand and official seal this 26th day of April, 2004.

Commission expires:

11-27-04



Notary Public