Davidson County DEEDWARR
Recvd: 09/07/04 10:18 2pgs
Fees:13.00 Taxes:906.50

20040907-0107521

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/7/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Steven & Patricia Silver 1948 Riversound Drive Knoxville, TN 37922	New Owner	Map 104.15 Parcel 16

For and in 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,

Beth Scott, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

H. Steven Silver and wife, Patricia A. Silver

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 THE SOUTHERLY HALF OF LOT NO. 68 ON THE PLAN OF WESTMORELAND PLACE AS OF RECORD IN PLAT BOOK 421, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BETH SCOTT, UNMARRIED, BY DEED FROM ELIZABETH C. SMITH, UNMARRIED, DATED NOVEMBER 15, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20021125-0145753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2802 West Linden Avenue, Nashville, TN 37212
(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 my hand(s) this 1st day of September, 2004.

Beth Scott

Beth Scott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Beth Scott, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076