BOX 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/21/04 15:26 2pgs
Fees:13.00 Taxes:703.00
20040921-0113688

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Mark J.Schottland	AmSouth Mortgage Company, Inc.	105-13-0
1004 Lawrence Avenue	2050 Parkway Office Circle	GROUP
Nashville, Tennessee 32704	Birmingham, AL 35244	PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********One Hundred Ninety Thousand Dollars and Zero Cents ($190,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Karen Proctor, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark J. Schottland, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly one-half of Lot No. 7 on the Plan of the McAllister Property as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 7 fronts 50.0 feet on the northerly side of Lawrence Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Karen Proctor by deed from Ernestine Clark, unmarried, by deed of record as Instrument No. 20030822-0122477 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1004 Lawrence Avenue, Nashville, TN 37204

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, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 Grantee, his/her 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 15th day of September, 2004.

Karen Proctor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Karen Proctor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

