SPECIAL WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAIVDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND **DAY OF OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: 1-25-2006
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Lawrence	OWNER	133-12-0 227.00
(NAME)	(NAME)	
3924 Scotwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, I, **AmSouth Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Lawrence, married**, 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. 107 on the Plan of Greenwood Hills, Section 3, as of record in Book 5050, Page 10, and Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly side of Jasmin Drive at the common corner of Lots 106 and 107; thence with the lines between said two lots westerly 100.00 feet to a point; thence southerly 101.35 feet to a point, said point in the northerly margin of Scotwood Drive; thence with the northerly margin of said Scotwood Drive easterly 75.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 39.27 feet to the westerly margin of Jasmin Drive; thence with the westerly margin westerly margin of Jasmin Drive northerly 76.35 feet to the point of beginning.

Being the same property conveyed to **AmSouth Bank** by deed of record in, Instrument 20040729-0091085, Register's Office for **Davidson** County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **3924 Scotwood Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 10/26/04 09:27 2 pgs
Fees:13.00 Taxes:305.25
20041026-0128412

Witness our hands this 22nd day of October, 2004.

Teresa Bonds

Glenda Thornton

AmSouth Bank

By: Trudy Mayors

, Trudy Mayors, Vice President

Attest: Debbie Smith

, Debbie Smith Relationship Mgr.

State of ALABAMA County of JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the AmSouth Bank, a corporation, and that he/she as such Approver by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Birmingham, AL, this 22nd day of October, 2004.

Commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE