WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

X Vicki Sheffield Scala
Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2004.

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: JAN 27, 2007

(AFFIX SEAL)

G-CD-04-1200

Davidson County DEEDWARR
Recvd: 12/22/04 14:18 2pgs
Fees:13.00 Taxes:880.60

20041222-0152414

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Walter Scala	First Horizon Home Loan	
1200 Rosebank Avenue	(NAME) P.O. Box 146	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Memphis, TN 38101	84-1-23
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN B. HUSSEY AND WIFE, MARIA C. HUSSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK WALTER SCALA AND WIFE, VICKI SHEFFIELD SCALA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ROSEBANK AVENUE (BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN CONVEYED AND THE SOUTHEASTERLY CORNER OF LOT 1 OF ROSEBANK TERRACE, SECTION 2); THENCE, FROM THAT POINT OF BEGINNING AND WITH THE WESTERLY MARGIN OF ROSEBANK AVENUE SOUTH 1 DEG. 49 MIN. 15 SEC. WEST 141.44 FEET TO A POINT (THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 415, DUGGER HEIGHTS, SECTION 4); THENCE NORTH 87 DEG. 35 MIN. 5 SEC. WEST 348 FEET TO A POINT; THENCE NORTH 00 DEG. 16 MIN. 9 SEC. WEST 145.55 FEET TO POINT; THENCE SOUTH 86 DEG. 56 MIN. 30 SEC. EAST 353.37 FEET TO A POINT, BEING THE POINT OF BEGINNING, DESCRIBED ACCORDING TO A SURVEY OF CAMPBELL SURVEYING CO., INC., DATED JULY 13, 1989.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN D. HUSSEY TO JOHN B. HUSSEY AND WIFE, MARIA C. HUSSEY AS RECORDED ON THE 11TH DAY OF MAY, 1999, IN BOOK 11474, PAGE 10 AND DEED FROM P. BERT HANEY AND WIFE, DOROTHY L. HANEY TO JOHN B. HUSSEY UNMARRIED, AND JOHN D. HUSSEY AS RECORDED ON THE 5TH DAY OF DECEMBER, 1995 IN BOOK 9879, PAGE 763, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record.

unimproved ( )
This is improved (X) property, known as 1200 Rosebank Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of December, 2004.

X _____
John B. Hussey

X _____
Maria C. Hussey

STATE OF Tennessee
COUNTY OF Davidson

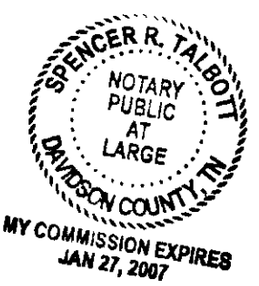
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Hussey and Maria C. Hussey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903