RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43562

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/05 08:11 2 pgs
Fees:13.00 Taxes:2156.18

20050105-0001515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Eric Scallions	SAME	92-12-393
1913, 1915, & 1915 1/2 Church Street		
Nashville, TN, 37203		

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, I/WE,

David H. Horowitz, M.D. and Philip G. Van Vranken, D.M.D

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Eric Scallions and Donna M. Myers

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:

TRACT I: Being the Easterly 50 feet of the Westerly 100 feet of the Northerly part of Lot No. 153 on the Plan of the Boyd Home Tract as of record in Book 21, page 39, Register's Office for said County.
Said part of Lot No. 153 fronts 50 feet on the Southerly side of Church Street as widened and runs back between parallel lines 172-1/2 feet, more or less, to an alley.

TRACT II: Being part of Lot No. 153 on the map of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows: Beginning at a point on the southerly side of Church Street, 250 feet West of 19th Avenue, North; thence Westerly along the Southerly margin of Church Street 50 feet; thence Easterly with the same 50 feet; thence Northerly 172 - 1/2, more or less, to the beginning.

Being the same property conveyed to David H. Horowitz, M.D. and Phillip G. Van Vranken, D.M.D. by deed of record in Book 6041, Page 267, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1913, 1915, & 1915 1/2 Church Street, Nashville, TN 37203

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/our hand(s) this 22nd day of December, 2004

X _____
David H. Horowitz, M.D.

X _____
Philip G. Van Vranken, D.M.D

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David H. Horowitz, M.D. and Philip G. Van Vranken, D.M.D., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004

Notary Public

My Commission Expires: 3/25/06

