File #200410368

Davidson County DEEDWARR
Recvd: 01/10/05 11:36 2 pgs
Fees:13.00 Taxes:469.90

20050110-0003475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00.

Ray D. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2005.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kloos, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray D. Scott and Willodene A. Scott Revocable Living Trust	NEW OWNER	Map: 90-16-18
(NAME) 525 Clematis Drive	(NAME)	Parcel:
(ADDRESS) Nashville Tn 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RONDA FAYDETTE TAYLOR, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RAY D. SCOTT AND WILLODENE A. SCOTT REVOCABLE LIVING TRUST,** 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 all of Lot No. 365, on the Plan of Charlotte Park, Section 5, as shown by plat appearing of record in Plat Book 2663, Pages 111-112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roy A. Gardner, Sr., and wife, Mildred C. Gardner by Warranty Deed dated April 21, 1960 of record in Book 3067, Page 337, Register's Office for Davidson County, Tennessee. Roy A. Gardner, Sr. died on December 14, 1985, leaving Mildred C. Gardner the sole surviving tenant by the entirety. Mildred C. Gardner, a/k/a Mildred Gardner, died on November 29, 2003, leaving Bonnie G. Fuson, a/k/a Bonnie Gardner Fuson, and Roy Allen Gardner, Jr. her Devisees, as evidenced in File No. 03P-1956, Probate Court Clerks Office for Davidson County, Tennessee. The said property was further conveyed to Ronda Faydette Taylor, unmarried by Warranty Deed dated April 21, 2004 of record in Instrument No. 20040825-0102728, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Sewage System Agreement between Consolidated Development, Inc., and the City of Nashville of record in Book 2593, Page 566; all matters shown on plat of record in Plat Book 2663, Pages 111-112; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 516 Scholarship Drive, Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 this 7th day of January, 2005.

Ronda Faydette Taylor
Ronda Faydette Taylor

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Ronda Faydette Taylor who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

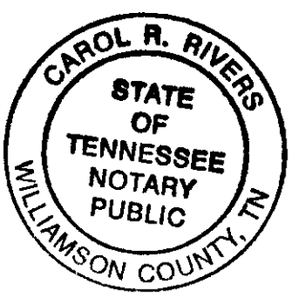
Witness my hand and official seal, this 7th day of January, 2005.

Carol R Rivers

Notary Public

My Commission Expires: 11/10/08

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027