Davidson County DEEDWARR
Recvd: 05/26/05 12:08 2 pg:
Fees:13.00 Taxes:428.83

20050526-0059574

File No: 7306
THIS INSTRUMENT PREPARED BY: S.A.WILLIAMS
U.S. TITLE CORPORATION
8880 CEDAR SPRINGS LANE Ste 106
KNOXVILLE, TENNESSEE 37923

WARRANTY DEED

THIS INDENTURE made this 20TH day of MAY, 2005 by and between

Karen Scalf and Michael Stubblefield, As Tenants In Common With Right of Survivorship
Of Davidson County, TN 37216
Address: 4102 Saunders Avenue, Nashville, TN 37216
Party of the First Part, and

Bill Brown and Dorothy Brown, Husband and Wife
Of Davidson County, TN 37216
Address:4102 Saunders Avenue, Nashville, TN 37216
Party of the Second Part,

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of One ($1.00) Dollars cash, and other good and valuable considerations not herein recited, to him in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Party of the Second Part all of his right, title and interest in and to the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, BEING KNOWN AS LOT NO. 26 ON THE MAP OF MAPLEWOOD HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGES 77 AND 78, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THE TIME OF THIS CONVEYANCE.

BEING THE SAME PROPERTY CONVEYED TO KAREN SCALF and MICHAEL STUBBLEFIELD, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM H. JOE SWIFT, JR. BY WARRANTY DEED DATED 07/18/01 AND RECORDED 07/24/01 INSTRUMENT # 20010724-0078299 IN THE REGISTER OF DEED'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD IN THE REGISTER OF DEED'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

With the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD, the same unto the Second Party, its successors and assigns forever.

And the said Party of the First Part, for itself and for its successors and assigns, does hereby covenant with the said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed, that he has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2005, which shall be paid as of the date of closing and which Second Party assumes and agrees to pay.

And that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said first Party has caused this instrument to be executed on the day and year first above written.

Karen Scalf
Karen Scalf

Michael Stubblefield
Michael Stubblefield

PRISCILLA EATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
) SS:
COUNTY OF) DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state aforesaid, personally appeared, Karen Scalf and Michael Stubblefield, As Tenants In Common With Right Of Survivorship its member or manager signed sealed as it act and deed and deliver the foregoing within written instrument for the use and purpose therein mention and that he and together with the witness witnessed the execution within instrument for the use and purpose therein contained, as their free act and deed.

WITNESS my hand and official seal at office this 26th day of May, 2005.

Notary Public

Witness

My commission expires: 1-26-08

I swear that the actual consideration for this transfer or actual value of the property transferred, whichever is greater is $ 115,900.00, which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2005.

Notary Public

My commission expires: 1-26-08

Name and address of property owner and responsible taxpayer:
Bill Brown and Dorothy Brown
4102 Saunders Avenue
Nashville, Tennessee 37216

Map and Parcel: 19-061.10-0-130.00