Davidson County DEEDWARR
Recvd: 06/03/05 08:25 2 pgs
Fees:13.00 Taxes:340.40

20050603-0063026

WARRANTY DEED

G-CD-05-1421

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-24-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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
Christy O'Flaherty	ABN AMRO Mortgage Group, Inc.	
1421 Meridian Street	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Troy, Michigan 48084	071-11-0 206.00
(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 MARK R. SCOTT AND KRISTINA SCOTT,HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTY O'FLAHERTY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 362 AND 363, ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK SCOTT AND CHRISTINA SCOTT, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM JP MORGAN CHASE BANK, RECORDED ON MARCH 9, 2005 IN INSTRUMENT 20050309-0026251, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER, BEING THE SAME PROPERTY CONVEYED TO JP MORGAN CHASE BANK BY SUBSTITUTE TRUSTEE'S DEED RECORDED OCTOBER 18, 2004 IN INSTRUMENT NO. 20041018-0124629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO, BEING THE SAME PROPERTY CONVEYED TO GERALD N. HUDGINS AND WIFE, DORA J. HUDGINS BY WARRANTY DEED RECORDED APRIL 2, 1996 IN BOOK 9999, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHRISTINA SCOTT IS NOW KNOWN AS KRISTINA SCOTT.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1421 Meridian Street, Nashville, Tennessee 37207
(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 23rd day of May, 2005.

Mark R. Scott

Kristina Scott

STATE OF Tennessee
COUNTY OF Davidson

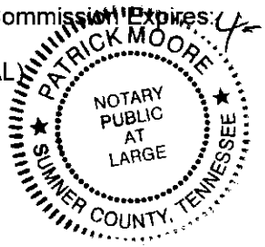
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark R. Scott and Christina Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 23rd day of May, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903