File B068

Davidson County DEEDWARR
Recvd: 06/22/05 09:24 2 pgs
Fees:13.00 Taxes:310.80

20050622-0071365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 84,000.00

Jennifer Hanchey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:

June 16, 2005.

Deborah H. Barrie
NOTARY PUBLIC

COMMISSION EXPIRES 3/25/06

DEBORAH H. BARRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Curits W. Vaden 2306 Scott Avenue Nashville, TN 37216	SunTrust Mortgage, Inc. 201 Fourth Ave. N., 7th floor Nashville, TN 37219	MAP 72-10/233.01

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, **ROBERT RAYMOND HOOVER, MARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CURTIS W. VADEN**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 11th formerly 18th Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, on Mary 28, 1964, as follows:

Beginning at a point on the westerly margin of Scott Avenue, 250 feet southerly from the southerly margin of Litton Avenue; thence westerly parallel with the said Litton Avenue, 200 feet; thence southwardly parallel with Scott Avenue, 50 feet to a point; thence easterly parallel to said Litton Avenue, 200 feet to a point in the westerly margin of Scott Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Robert R. Hoover and wife, Mary M. Hoover by Deed of record in Book 4967, Page 41, Register's Office for Davidson County, Tennessee, pursuant to the terms of a Divorce granted in the Chancery Court for Sumner County, Tennessee, Rule No. 41-80, property Tract No. 3 divested from Mary Moore Craig Hoover and vested in Robert Raymond Hoover, being recorded in Instrument No. _____*_____, Register's Office for Davidson County, Tennessee.

* 20050622-0071366

ROBERT RAYMOND HOOVER HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF ROBERT RAYMOND HOOVER.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 2306 Scott Avenue, Nashville, TN 37216

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. Whenever 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, this date: JUNE 15, 2005

Jade Bozeman

SHERYL C. ADKINS

Robert Raymond Hoover

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert Raymond Hoover** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Altamonte Springs, FL, on this the 16th day of June, 2005.

Notary Public

Commission Expires: _____

Sheryl C. Adkins
MY COMMISSION # DD234036 EXPIRES
August 8, 2007
BONDED THRU TROY FAIN INSURANCE, INC.