WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/05 11:28 2 pgs
Fees:13.00 Taxes:1165.50

20050629-0074794

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Affiant

Subscribed and sworn to me on June 24, 2005.

NOTARY PUBLIC

7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
Amy Adams Gowan, Attorney
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20811SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scotney Douglas Evans Lisa E. Evans 3214 Lealand Lane Nashville, TN 37204	SAME	118-5-163

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Valerie Van Eaton, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Scotney Douglas Evans and wife, Lisa E. Evans, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot no. 4 and part of Lot no. 5 on the Map of J. M. Kile's Subdivision of Lot No. 5 of the Noelton Property described as follows:

Beginning at a point in the east margin of Lealand Lane, said point being South 6 degrees 21' East 100 feet from the south right-of-way of the Tennessee Central Railway, thence North 86 degrees 51' West 171.4 feet to a point, then South 6 degrees 21' East 66.4 feet to a point, thence North 89 degrees 27' West 170.00 feet to a point in the east margin of Lealand Lane, thence along the said east margin North 6 degrees 21' 76.6 feet to the point of beginning and the entire parcel containing an approximate total of 12,083 square feet.

Being the same property conveyed to Valerie L. Van Eaton, unmarried, by deed from ADEX Corporation, a Tennessee Corporation, dated May 23, 1997, of record in Book 10468, page 55, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Restriction contained in instrument of record in Book 1035, page 468, Register's Office for Davidson County, Tennessee, and
4. Electric Power Transmission Line and Sanitary Sewer Easements as set out in Final Consent Judgment in Deed Book 4892, page 980, Register's Office for Davidson County, Tennessee, and
5. Two easements reserved in Deed Book 1850, page 205, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3214 Lealand Lane, Nashville, TN 37204.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 24, 2005.

Valerie Van Eaton

Valerie Van Eaton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 24, 2005, before me, the undersigned, personally appeared Valerie Van Eaton to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 24, 2005.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE