THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Joyce Scott 135 Elmhurst Avenue Nashville, TN 37207	NEW OWNER	071-10-0-169.00

Davidson County DEEDWARR
Recvd: 06/29/05 14:31 2 pgs
Fees:13.00 Taxes:222.00

20050629-0074911

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2005.

Notary Public
My Commission Expires:

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Penny Day** *(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Joyce Scott**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 6 on Block No. "D" on the Plan of Eastview Subdivision of the Shwab Property as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert W. Burns and Penny Day by Special Warranty Deed from Key Bank, USA, N.A. dated September 22, 2004 and recorded in Instrument No. 20040929-0117050, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Penny Day by Robert W. Burns, as to my 50% undivided interest in the conveyed property, dated February 14, 2005 and recorded in Instrument No. 20050216-0017526, said Register's Office.

*Raymond D. Day is signing to convey his marital interest in and to said property.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 547, Page 64, Register's Office for Davidson, Tennessee.

THIS IS **improved** PROPERTY KNOWN AS 135 Elmhurst Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the

title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 24th day of June, 2005

Raymond D. Day

Penny Day by Raymond D. Day, Attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Raymond D. Day and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 24th day of June, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public of the County and State first above written, Raymond D. Day with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he/she is the attorney-in-fact of Penny Day and is authorized by her to execute this instrument on behalf of her by authority of Power of Attorney of record in Book _____, page _____ or Instrument No. 20050627-0073449 in the Register's Office for _____ County, Tennessee.

Witness my hand and seal this 24th day of June, 2005

Notary Public
My Commission Expires: _____

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires NOV. 24, 2007