Davidson County DEEDWARR
Recvd: 10/27/05 10:40 2 pgs
Fees:13.00 Taxes:162.80

20051027-0129823

# WARRANTY DEED

G-RW-05-318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES FEBRUARY 10, 2008

(AFFIX SEAL)

NICOLE NORMAN NOTARY PUBLIC ALACHUA STATE AT LARGE

**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 |
|---|---|---|
| Paul Corby | Capital Bank & Trust Company | |
| 318A Riverside Drive (ADDRESS) | 1808 West End Avenue, Suite 600 (ADDRESS) | 83-11-184.00 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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 NEW SOUTH FEDERAL SAVINGS BANK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL CORBY AND CHARLES JAMES KINCAID AND MICHAEL DARON, ALL AS TENANTS IN COMMON, 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:

BEING LOT NUMBER 10-A ON THE PLAN OF ZONE LOT DIVISION LOTS 7, 8, 9, 10 & 11, PHASE TWO OF SECTION FIVE, FORTLAND PARK OF RECORD IN PLAT BOOK 5200, PAGE 415 AND AMENDED IN PLAT BOOK 6250, PAGE 286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CHARLES A. SCRUGGS, III AND WIFE, SHARON P. SCRUGGS TO VAN M. RICHMOND AND WIFE, MARY E. RICHMOND AS RECORDED ON THE 15TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010815-0088271; BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM VAN M. RICHMOND AND WIFE, MARY E. RICHMOND TO RICHMOND PROPERTIES LAND TRUST, SCOTT PIERCE, TRUSTEE AS RECORDED ON THE 10TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030110-0004583 AND SUBSTITUTE TRUSTEE'S DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE TO NEW SOUTH FEDERAL SAVINGS BANK AS RECORDED ON THE 13TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050513-0054176, ~~AS CORRECTED IN INSTRUMENT NO. [redacted]~~, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. **

This Conveyance is subject to any and all easements and restrictions as shown of record including those listed in Plat Book 5200, page 415 and amended in Plat Book 6250, page 286; Book 6241, page 837 and Book 6367, page 607, Register's Office for Davidson County, Tennessee.

**** Scrivner's Affidavit to correct Lot No. being recorded simultaneously herewith in Instrument No. 20051027 0129822 Register's Office for Davidson County, Tennessee.**

unimproved ( )
This is improved ( X ) property, known as 318A Riverside Drive, Nashville, Tennessee 37206
(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 3rd day of October, 2005.

New South Federal Savings Bank

BY:

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me the undersigned a Notary Public for said County and State, Terri S Zellner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Asst Secretary of New South Federal Savings Bank, the within named bargainor, a corporation, and that she as such Asst Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Asst Secretary.

Witness my hand and official seal at Birmingham, AL on this 3rd day of October, 2005.

Nicole Norman
NOTARY PUBLIC

My Commission Expires: ~~MY COMMISSION EXPIRES FEBRUARY 10, 2006~~

NICOLE NORMAN NOTARY PUBLIC STATE AT LARGE ALABAMA

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903