BK8

Davidson County DEEDWARR
Recvd: 11/30/05 12:42 2 pgs
Fees:13.00 Taxes:832.50
20051130-0144016

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Chance P. Formby
Rhonda M. Formby
3412 Hopkins Street
Nashville, TN 37215

SEND TAX BILL:

New Owner

MORTGAGEE:
N/A

MAP AND PARCEL:
MAP 117-04
PARCEL 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **R. Scott Davis, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Rhonda M. Formby and husband, Chance P. Formby**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the west one-half of Lot No. 262 on the Plan of Belmont Land Company called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said part of lot fronts 50 feet on the south side of Sweetbrier Avenue and extends back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to R. Scott Davis, by deed from Michael B. Mellett and wife, Fiona Maureen Mellett, dated August 29, 2002, of record in Instrument No. 20020911-0110464, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan of record in Book 421, Page 34, said Register's Office.

This is improved property known as 1709 Sweetbriar Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of November, 2005.

R. Scott Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. Scott Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of November, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: _____

BETTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007