WARRANTY DEED

B-MFG-06-1818

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

George T. Felton
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires 4-25-2006

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
George T. Felton	George T. Felton	
1818 Berrywood Road (ADDRESS)	(NAME) 1818 Berrywood Road (ADDRESS)	72-08 126.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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 W.B. SCRIVNER AND WIFE, SHIRLEY C. SCRIVNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE T. FELTON, 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 NO. 50 ON THE MAP OF DALEWOOD, SECTION ONE, AS OF RECORD IN BOOK 1424, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 50 FRONTS 93.9 FEET ON THE SOUTHEASTERLY SIDE OF BERRYWOOD ROAD AND RUNS BACK BETWEEN LINES, 112.9 FEET ON THE NORTHEASTERLY LINE AND 168 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 109.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO W. B. SCRIVNER AND WIFE, SHIRLEY C. SCRIVNER BY INSTALLMENT DEED FROM WILLIE MAE CURTIS, UNMARRIED, RECORDED ON THE 29TH DAY OF AUGUST, 1980 IN DEED BOOK 5644, PAGE 489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 1424, page 108, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1818 Berrywood Road, Nashville, Tennessee 37216
(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 28th day of February, 2006.

W.B. Scrivner

Shirley C. Scrivner

Davidson County DEEDWARR
Recvd: 03/07/06 15:48 2 pgs
Fees:13.00 Taxes:333.00

20060307-0026581

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.B. Scrivner and Shirley C. Scrivner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903