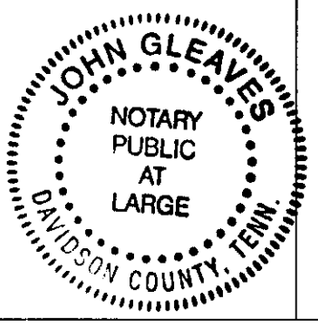
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/04/06 08:11 2 pgs
Fees:13.00 Taxes:332.63

20060404-0037902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Carr	James Carr	71-12-196
(NAME)	(NAME)	
903 Oneida Avenue	903 Oneida Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark Scott and Kristina Scott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Carr, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 96 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Being the same property conveyed to Mark Scott and wife, Kristina Scott, by deed of record in Instrument No. 20060123-0008440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kristina Scott by Mark Scott as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

X 20060404-0037901

unimproved ☐

This is improved ☒ property, known as 903 Oneida Avenue, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of March, 2006.

Mark Scott

Kristina Scott by Mark Scott, her Attorney-in-fact Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Scott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2006.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of March, 2006, before me personally appeared Mark Scott, the person who executed the foregoing instrument on behalf of Kristina Scott and who acknowledged that he executed the same as the free act and deed of the said Kristina Scott, through Power of Attorney granted him by the said Kristina Scott.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2006.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006