Davidson County DEEDWARR
Recvd: 05/15/06 12:18 2 pgs
Fees:13.00 Taxes:587.93
20060515-0056688

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 9th day of May, 2006 by and between **James M Price**, hereinafter referred to as GRANTOR, and **Richard W Scott and Jordan N Clark**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Unit No. E-1 on the Plan of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Bellwood Terrace Homeowner's Association, as described in Book 6100, page 177, said Register's Office.

This Conveyance is Subject to the Following:

1) All matters appearing on the plan of Bellwood Terrace Condominiums of record in Plat Book 5200, Page 568 & 569 the Register's Office for said County.

2) Restrictions of record in Book 6100, page 177, Register's Office for said County.

3) By-Laws of record in Book 6100, page 207, Register's Office for said County.

Being the same property conveyed to James M. Price by Deed from Robert T. Nash and wife, Kimberly J. Nash, dated February 29, 1996 and recorded March 5, 1996 of record in Book 9968, page 233, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **446 Bowling Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James M Price

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, James M Price, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of May, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SHERRY GIBSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Richard W Scott and Jordan N Clark
446 Bowling Avenue, Nashville, TN 37205

Send Tax Statements to:

446 Bowling Ave

Nashville TN 37205

Map & Parcel 104.13-OD-010.00-CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $158,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of May, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SHERRY GIBSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-221