06-1246 39-B 2 of 4

Davidson County DEEDWARR
Recvd: 07/12/06 15:23 2 pgs
Fees:13.00 Taxes:725.20
20060712-0084041

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44728

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/23/2009

EMILY C. MAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE N, NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **CHRIS A. GRAINGER** | SunTrust Mortgage | **102-8-43** |
| **829 Russleo Drive** | 201 4th Ave N/7th Floor | **8DA 48585** |
| **Nashville, TN 37209** | Nashville, TN 37219 | |

FOR AND IN 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 **I, WONIA T. SCOTT, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS A. GRAINGER, a single male**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**Being Lot No. 32 on the Plan of Horton Heights, Section IV, as of record in Book 1835, page 129, Register's office for said County. Said Lot No. 32 fronts 101 feet on the southerly side of Russleo Drive and runs back between parallel lines 253 feet to a dead line.**

**Being the same property conveyed to Wonia T. Scott by deed from Clyde Altman Scott, of record in Book 3704, page 163, Register's Office for Davidson County, Tennessee.**

**Power of Attorney authorizing Jerry Walter Scott and Charles Scott to sign for Wonia T. Scott recorded as Instrument Number** 20060712-0084040 **, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 829 Russleo Drive, Nashville, Tennessee 37209**

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 my hand this 19th day of June, 2006.**

X Wonia T Scott by Chuck Scott AIF

**WONIA T. SCOTT**
**By Jerry Walter Scott, Attorney-in-Fact and Charles Scott, Attorney-in-Fact**

X Wonia T. Scott by Jerry Walter Scott, AIF

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 19th day of June, 2006, before me personally appeared JERRY WALTER SCOTT and CHARLES SCOTT, to me known to be the persons who executed the foregoing instrument in behalf of WONIA T. SCOTT, as her Attorney-in-Fact, and acknowledged that they executed the same as the free act and deed of the said WONIA T. SCOTT, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19h day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010