Davidson County DEEDWARR
Recvd: 08/03/06 10:30 4 pgs
Fees:23.00 Taxes:518.00

20060803-0094539

WARRANTY DEED

ET-06-0457

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry E. Scott	Guaranty Trust Company	
104 Spring Valley Road	(NAME) 316 Robert Rose Drive	95-4-188
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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 MARTHA R. BRADLEY AND MARVIN F. ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY E. SCOTT AND JUNE C. SCOTT,* 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: *husband and wife,

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHWESTERLY PART OF LOT NO. 104 ON THE MAP OF BLUEFIELDS, OF RECORD IN BOOK 843, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF THE NEW LEBANON ROAD AT THE CORNER OF LOTS NOS. 103 AND 104, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MRS. ELIZABETH K. ROBERTS BY DEED FROM HAROLD E. STANFORD AND WIFE, OF RECORD IN THE BOOK 2195, PAGE 469, SAID REGISTER'S OFFICE; THENCE WITH HER WEST LINE, SOUTHERLY 224 FEET, MORE OR LESS, TO A POINT IN THE LINE BETWEEN LOTS NOS. 104 AND 36; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 55 FEET TO A POINT AT THE CORNER OF LOTS NOS. 103 AND 104; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 225 FEET TO THE POINT OF BEGINNING. TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE EASTERLY PART OF LOT NO. 104 AND THE NORTHEAST PART OF LOT NO. 36 ON THE MAP OF BLUEFIELDS OF RECORD IN BOOK 843, PAGE 16, RE
GISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF THE NEW LEBANON PIKE AT AN IRON PIN AT THE CORNER OF LOTS NOS. 103 AND 104; THENCE WITH THE PIKE, EASTERLY 116.3 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE; THENCE AROUND THE CURVE SOUTHEASTERLY 48.7 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BLUEFIELDS AVENUE OR SPRING VALLEY ROAD, AND CONTINUING WITH SAID AVENUE OR ROAD, WITH A CURVE, ON A SOUTHERLY DIRECTION 196.8 FEET TO AN IRON PIN, AND CONTINUING WITH SAID AVENUE OR ROAD, 8 FEET TO THE CORNER OF LOTS NOS. 36 AND 104, AND CONTINUING WITH SAID ROAD, SOUTHERLY 53.2 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD NORTH 50 DEGREES 35' WEST 129.7 FEET TO A POINT IN THE LINE BETWEEN LOTS 36 AND 104, SAID POINT BEING 66 FEET EAST OF THE COMMON CORNER OF SAID LOTS; THENCE WESTERLY, WITH THE LINE BETWEEN SAID LOTS, 11 FEET; THENCE IN A NORTHERLY DIRECTION 224 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES ROBERTS HOLZHAUER, MARTHA R. BRADLEY AND MARVIN F. ROBERTS BY QUITCLAIM DEED FROM MARY FRANCES ROBERTS HOLZHAUER RECORDED JUNE 15, 2000 IN INSTRUMENT NO. 20000615-0059589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY FRANCES ROBERTS HOLEHAUER HAVING SINCE PASSED AWAY.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS OF RECORD IN PLAT BOOK 843, PAGE 16, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A SANITARY SEWER EASEMENT/STORM

THIS PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF MARTHA R. BRADLEY OR MARVIN F. ROBERTS.

DRAINAGE EASEMENT OF RECORD IN BOOK 4754, PAGE 585, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )

This is improved (X) property, known as 104 Spring Valley Road, Nashville, Tennessee 37214

(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 31st day of July, 2006.

Martha R. Bradley

[redacted]tha R. Bradley

~~Marvin F. Roberts~~

STATE OF COLORADO

COUNTY OF El Paso

On this the 31st day of July, 2006, before me personally appeared Martha R. Bradley ~~and Marvin F. Roberts~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2006.

Amy Toles

Notary Public

AMY TOLES NOTARY PUBLIC STATE OF COLORADO

My Commission Expires: 3-14-2010

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

unimproved ( )

This is improved (X) property, known as 104 Spring Valley Road, Nashville, Tennessee 37214

(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 31st day of July, 2006.

~~Martha R. Bradley~~

Marvin F. Roberts

STATE OF OKLAHOMA

COUNTY OF Wagoner

On this the 31st day of July, 2006, before me personally appeared ~~Martha R. Bradley and~~ Marvin F. Roberts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2006.

Melissa K Stephens

Notary Public

My Commission Expires: 5/25/08

(SEAL)

MELISSA K. STEPHENS NOTARY PUBLIC #00008996 EXP 5/25/08 IN AND FOR STATE OF OKLAHOMA WAGONER COUNTY

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520