Davidson County DEEDWARR
Recvd: 12/27/06 13:35 1 pgs
Fees:13.00 Taxes:394.05

20061227-0159333

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 North Lowry
Smyrna, TN 37167

WARRANTY DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2006.
Notary Public
My Commission Expires 05/24/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 North Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Scott **606 Cleves Street** **Old Hickory,TN 37138**	**SAME**	**44-11-140.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles L. Richardson and Elizabeth K. Richardson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew D. Scott, a single person

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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. 68, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68 in the Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Cleves Street, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charles L. Richardson and wife, Elizabeth K. Richardson from Andrew M. King and wife, Rachel L. King, by Warranty Deed, of record in Instrument No. 20020130-0013362, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **606 Cleves Street, Old Hickory, TN 37138**

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), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 29th day of November, 2006

Charles L. Richardson

Elizabeth K. Richardson

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 Charles L. Richardson and Elizabeth K. Richardson, the ***bargainor(s)*** 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 29th day of November, 2006.

Notary Public
My Commission Expires 05/24/08

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY