WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/07 10:54 2 pgs
Fees:13.00 Taxes:416.25

20070209-0017067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joel McKellar	NEW OWNER	Map 105
1010 Gillmore Ave.		Group 11
Nashville, TN 37204		Parcel 199

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, we

Gary Scott, Heir of the Estate of Nadine Scott

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joel McKellar

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:

BEING Lot No. 25 and the southerly 5 feet of Lot No. 23 on the Plan of E.T. Dumonts Property of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 25 and part of Lot No. 23 front together 55 feet on the easterly side of Rains Avenue and extend back 150 feet between parallel lines to an alley.

Being the same property conveyed to Nadine Scott by Quitclaim Deed from Gold Key Realtors, Inc. of record in Book 10517, Page 352, said Register's Office. The said Nadine Scott having since died leaving as Sole Heir the Grantor herein. See also Affidavit of Heirship being recorded simultaneously herewith of record in Instrument 20070209-0017066, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 127, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 164 Rains Ave., Nashville, TN 37203

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 7th day of February, 2007.

ESTATE OF NADINE SCOTT

BY: _____
Gary Scott, Sole Heir-at-Law

FILE BOX 45

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 Gary Scott, Sole Heir-at-Law of the Estate of Nadine Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Sole Heir-at-Law of the Estate of Nadine Scott and as such Sole Heir-at-Law, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 7th day of February, 2007.

My Commission Expires: ~~03/31/07~~ 1/24/09

Notary Public

