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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 15:18 3 pgs
Fees:18.00 Taxes:464.35
20070402-0039257

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

x Michael D Scales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2007

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 9/22/07 COUNTY OF DAVIDSON (AFFIX SEAL)

Notary Public
9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Scales (NAME)	Residential Loan Centers of (NAME)	MAP 052-02-0
717 Carmel Avenue (ADDRESS)	2350 E. Devon Avenue, Suite 300 (ADDRESS)	PARCEL 065.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Des Plaines, IL 60018 (CITY) (STATE) (ZIP)	

FOR AND 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, Wendell Cargile and wife, Donna M. Cargile

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Scales and wife, Seronya Bell-Scales

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:

LAND in Davidson County, Tennessee, being Lot No. 28, East one-half of Lot No. 29 and the West 37.5 feet of Lot No. 27 on the Map of Rainbow Terrace Subdivision, Block "D", of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 and parts of Lots Nos. 29 and 27 front together 112.5 feet on the Northerly side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line in the rear.

BEING the same property conveyed to James H. Cargile and Nannie E. Cargile, Husband and Wife, of record in Book 2085, page 25, Register's Office for Davidson County, Tennessee. The said James H. Cargile, a/k/a James Howard Cargile, having since died, April 18, 1996, pre-deceasing Nanny E. Cargile, a/k/a Nannie Elizabeth McNabb Cargile, whome has since died August 17, 1996. BY Last Will and Testatment of Nannie Eliabeth McNabb Carile, of record in Will Book 209, page 205, Probate Court, Davidson County, Tennessee, the herein property was devised to Linda Gail Cargile, Wendell Roy Cargile and Wanda Joy Cargile Hinson. The said Wanda Joy Cargile Hinson, having died July 27, 1991, a resident of Davidson County, Tennessee, and was unmarried at her death, and did not have any children, born to her or adopted; leaving her brother and

CONTINUED

unimproved ( )
This is improved (X) property, known as 717 Carmel Avenue, Madison, TN 37115
(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 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 our hand s this 30th day of March, 2007

Wendell Cargile
Wendell Cargile

Donna M Cargile
Donna M. Cargile

LEGAL DESCRIPTION CONTINUATION

sister as her only heirs at law. Said property having since been conveyed to Wendell Cargile by Quitclaim Deed dated August 22, 2003, from Linda Cargile Cheser, of record by Instrument No. 20030829-0125836 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Donna M. Cargile joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Wendell Cargile.

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 Wendell Cargile and wife, Donna M. Cargile

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of March 2007.

Commission expires 9/13/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public