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WARRANTY DEED

MARY BIRCHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 2007

Mary Birchright
Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

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
Mark R. Scott	SAME	MAP 51-8
(NAME)	(NAME)	
1013 Gracelawn Drive		PARCEL 47
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, Joe Floyd, Sr. and wife, MaryAnn Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark R. Scott and Richard L. Block

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:

Tract I:
Being Lot No. 13 of Block "D" on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of Argle Avenue and runs back between parallel lines 220 feet to a dead line.

Tract II:
Being the northerly 10 feet of Lot No. 14 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 10 feet on the easterly side of Argle Avenue and extends back between parallel lines 220 feet to a dead line.

BEING the same property conveyed to Joe Floyd, Sr. and wife, MaryAnn Floyd by Warranty Deed from Ruby F. Luna, unmarried of record by Instrument No. by Instrument No. 20050816-0096970, Register's Office for Davidson County, TN

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

unimproved ( )
This is improved (X) property, known as 845 Argle 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 7th day of June, 2007

Joe Floyd, Sr.

MaryAnn Floyd

Davidson County DEEDWARR
Recvd: 06/12/07 10:45 2 pgs
Fees:13.00 Taxes:320.05

20070612-0070306

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 Joe Floyd, Sr. and wife, MaryAnn Floyd

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 7th day of June 2007

Commission expires Commission Expires NOV. 24, 2007

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