Return To: 6070292

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070292

Davidson County DEEDWARR
Recvd: 07/12/07 15:37 2 pgs
Fees:13.00 Taxes:222.00
20070712-0083295

Send Tax Bills To:
Mark R. Scott
1013 Grace Lawn Dr.
Brentwood, TN. 37027

New Owner is:
Mark R. Scott
2122 Jones Circle
Nashville, TN 37207

MAP& PARCEL 071-04-0-184.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shirley Smith, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark R. Scott, married and Richard L. Block, married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2122 Jones Circle, Nashville, TN 37207**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Joywood Heights, Section One, which is of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Shirley A. Smith, unmarried, from Patricia A. Lopez and husband, Alfredo Lopez and Mattie E. Moody by deed dated April 24, 2001 and recorded in Instrument # 20010504-0046439, said Register's office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence of the Grantors or their spouse.

SS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of June, 2007.

GRANTOR(S):

SHIRLEY SMITH, UNMARRIED

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shirley Smith, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of June, 2007.

PEGGY S. HILL
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of June, 2007.

PEGGY S. HILL
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 7-25-09