Davidson County DEEDWARR
Recvd: 02/05/09 10:52 2 pgs
Fees:13.00 Taxes:392.20
20090205-0009992

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Mark R. Scott and Richard L. Block, Grantors
TO: Stephen W. Acuff & Tiffany M. Acuff, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Scott W. & Tiffany M. Acuff 809 Chickasaw Avenue Nashville, TN 37207	Same as Owner	071.12-0-138.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $106,000.00.

Affiant

Subscribed and sworn to before me this the 2nd day of February, 2009.

My commission expires: 7-24-10

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Mark R. Scott and Richard L. Block**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Stephen W. Acuff and wife, Tiffany M. Acuff**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

BEING the same property conveyed to Mark R. Scott and Richard L. Block by warranty deed, recorded June 5, 2008 in Instrument No. 20080605-0057907, Register's Office for Davidson County, Tennessee.

Said property is not currently a residence for the Grantors or the Grantors' spouses and is considered investment property for all purposes.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 809 Chickasaw Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 3rd day of February, 2009.

"GRANTORS"

Mark R. Scott

Richard L. Block

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Mark R. Scott and Richard L. Block the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 3rd day of February, 2009.

My commission expires: June 12, 2011

Notary Public

{Seal}

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212