WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 09/22/07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Living Trust (NAME)	Same as New Owner (NAME)	43-14-13
617 East Old Hickory Blvd (ADDRESS)	108 Morning View Court (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (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, William W. Ayers, Married and wife, Debra L. McGee-Ayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Living Trust

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 the easterly 35 feet of Lot No. 26 and the westerly 30 feet of Lot No. 27 on an unrecorded plan of O.R. Bixler and described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, 265 feet east of the easterly margin of Hankins Street; 200 feet to a point in the southerly line of Lot No. 38; thence along the northerly line of Lots No. 26 and 27 and the southerly line of Lots Nos. 38 and 39; easterly 65 feet to a point; thence southerly parallel to the easterly margin on Hankins Street, 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 65 feet to the beginning.

Being the same property conveyed to William W. Ayers, An Unmarried Person by deed from Francis M. Carpenter and wife Mary Lee Carpenter of record in Book 8912, Page 981, Register's Office for Davidson County, TN.

~~This property has never been the principal residence of the Grantor, William W. Ayers, Married~~

Debra L. McGee-Ayers, spouse of William W. Ayers, joins in this conveyance for the purpose of conveying all right, title and interest she may have in subject property now or in the future.

unimproved ( )
This is improved (X) property, known as 617 East Old Hickory Blvd. 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 my hand this 25th day of February, 2004

William W. Ayers

Debra L. McGee-Ayers

Davidson County DEEDWARR
Recvd: 03/02/04 09:54 2pgs
Fees:13.00 Taxes:259.00

20040302-0023328

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 William W. Ayers, Married , and wife, Debra L. McGee-Ayers

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 25th day of February, 2004

Commission expires 09/22/07

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

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