ADDRESS NEW OWNER and
SEND TAX BILLS:
CAROL J. SCOTT
PO Box 1056
Hendersonville TN 37077

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
17 - 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND DOLLARS ($25,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DR. ALEX N. BEAVERS, JR. and wife, LINDA W. BEAVERS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CAROL J. SCOTT, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in the 10th District of Davidson County, State of Tennessee, located North of Union Hill Road and West of Greer Road:

FIRST TRACT:

Being the East part of C.A. Benton's estate, this part being on the East side of Greer Road, beginning at a spike at the South corner of the property conveyed to James P. Dickens et ux, of record in Book 2095, Page 243; thence along his southerly line, North 62 degrees 30 minutes East 420 feet to the S. E. corner of Dickens; thence with his easterly line North 35 degrees West 157.5 feet to a point in the southerly line of R. E. Jones property; thence North 62 degrees 30 minutes East 421.5 feet to a large beech in R. E. Jones South line; thence South 18 degrees East 304.9 feet to a stake; thence South 7 degrees 15 minutes West 594 feet to a stone, Dogwood and Hickory pointers in Kepley's North line; thence North 83 degrees 45 minutes West 350.5 feet to a pin North of Harris' Store; thence South 68 degrees 45 minutes West 91.5 feet to a spike in the South side of Union Hill Road and Greer Road intersection, this point being L. A. Benton's East corner; thence North 35 degrees West 423.5 feet with the center of Greer Road to the beginning, containing 9.01 acres, more or less.

SECOND TRACT:

(This is not part of the C. A. Benton Home Tract).
Beginning at a stone, Dogwood and Hickory pointers at the S. E. corner of the 9.00 acre tract in Kepley's North line, running North 7 degrees 15 minutes East 594 feet to a stake; thence North 18 degrees West 304.9 feet to a large beech in R. E. Jones South line; thence South 86 degrees 30 minutes East 1,138.5 feet to a stake in R. E. Jones South line and J. R. Pike's West line; thence due South 198 feet with Pike's West line to a stake; thence South 37 degrees West 580 feet to a stake Pike's corner, (this bearing and distance has been changed to tie in); thence South 80 degrees West 429 feet to a stake in Kepley's North line; thence South 79 degrees West 359.7 feet with Kepley's North line to the beginning, containing 16.40 acres, more or less.

Being the same property conveyed to Dr. Alex N. Beavers, Jr. and wife, Linda W. Beavers by deed dated July 14, 1978 of record in Book 5313, Page 755, Register's Office for Davidson County, Tennessee.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 04/14/04 09:29 2pgs
Fees:13.00 Taxes:92.50
20040414-0041785

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as Greer Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided. **The 2004 taxes shall be paid by GRANTOR.**

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 6 day of April, 2004.

Alex N Beavers
DR. ALEX N. BEAVERS, JR.

Linda W. Beavers
LINDA W. BEAVERS

STATE OF California

COUNTY OF San Mateo

Personally appeared before me, the undersigned Notary Public of said county, DR. ALEX N. BEAVERS, JR. and wife, LINDA W. BEAVERS, the within named bargainors 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 at office this 6th day of April, 2004.

Francisco Gomez
NOTARY PUBLIC

My Commission Expires:

Jun 22, 2007

FRANCISCO GOMEZ
Commission # 1426906
Notary Public - California
San Mateo County
My Comm. Expires Jun 22, 2007

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Dallas K. Scott
AFFIANT

Subscribed to and sworn before me, this the 9 day of April, 2004.

NOTARY PUBLIC

My Commission Expires:

10/24/05

SUMNER COUNTY, TENN
TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE

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