THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23182-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $179,500.00. Virginia R. Bailey Affiant Subscribed and sworn to before me this 28th day of July, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Bill N. Colbert Virginia R. Bailey 302 Wellington Court Madison, TN 37115	**Send Tax Bills To:** Bank of America P.O. Box 1675 Coraopolis, PA 15108	**Tax Information:** Map No.051.11-0A Parcel No. 013.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. Earl Scott and wife, Helen D. Scott**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill N. Colbert, Unmarried and Virginia R. Bailey, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**as joint tenants with right of survivorship and not as tenants in common

This is improved property located at 302 Wellington Court, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2004.

E. Earl Scott
E. Earl Scott

Helen D. Scott
Helen D. Scott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **E. Earl Scott and Helen D. Scott**, 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 28th day of July, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/30/04 15:17 2pgs
Fees:13.00 Taxes:664.15
20040730-0091775

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Wellington Square, a Planned Residential Development, as of record in Plat Book 6250, page 675, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to E. Earl Scott and wife, Helen D. Scott by Deed dated December 4, 1985 from Wallace R. Driver and wife, Lucille Driver of record in Book 6730, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Wellington Square, of record in Book 6680, page 770, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Wellington Square Homeowner's Association, Inc. of record in Book 6712, page 30, amended in Book 6987, page 986, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 675, Register's Office for Davidson County, Tennessee.