31 B
Cass. T

Davidson County DEEDWARR
Recvd: 09/01/04 16:18 3pgs
Fees:18.00 Taxes:769.23
20040901-0106103

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

Send Tax Bills To:

Owner

New Owner is:
Umbrella Investment Corp.
512 Autumn Springs Court, Ste. B
Franklin, TN 37067

MAP 176-0
PARCEL 14

* * * * *

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, Beverly J. Scott, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Umbrella Investment Corp., hereinafter referred to as Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at point in the center of Couchville-LaVergne Pike, 200 feet north of the northwest corner of a 2 acre tract conveyed to Edgar A. Somerville and wife, by deed from E.H. Johnson, et al. of record in Book 1638, page 585, Register's Office of Davidson County; thence south 65 degrees 15' east 1020 feet, more or less, to a point in the westerly boundary line of the I.K. Hibbett property; thence with said Hibbitt's westerly boundary line north 9 degrees 45' east 227 feet, more or less, to a point; thence north 72 degrees west 988 feet, more or less, to the center of said Couchville-LeVergne Pike; thence with the center of said Pike south 102 feet, more or less, to the point of beginning, containing 3.68 acres, more or less.

THIS CONVEYANCE IS MADE subject to public utility and drainage easements, setback lines of record and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department; and to all zoning and subdivision regulations of the appropriate governmental body along with any easements and right of ways of public roads and utilities of record.

Being the same property conveyed to Walter A. Scott and Beverly J. Scott by deed from Harrial Wayne Barrett and Dorra Lee Barrett on March 22, 1999 and of record in Book 11485, page 460, Register's Office of Davidson County, Tennessee. Walter A. Scott is deceased. This is the same description used in the previous conveyance.

The address of this property is 4459 LaVergne Couchville Pike, Antioch, Davidson County, Tennessee 37013.

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, its successors 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 has 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 herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 31 day of August, ~~19~~ 2004.

GRANTOR:

Beverly J. Scott

BEVERLY J. SCOTT

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and seal on this the 31st day of Aug., 2004.

G. Miller Hogan II

Notary Public

My Commission Expires: JAN. 4, 2005

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, ~~for this~~ transfer is $207,900.00.

Affiant

Subscribed and sworn to before
me this 31st day of August, 2004.

Notary Public

My commission expires: Jan. 4, 2006

G. MILLER HOGAN II
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.