Return To:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/13/04 16:03 3pgs
Fees:18.00 Taxes:769.60
20040913-0110516

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $208,000.00.

Carrie Tussler
Affiant

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

Notary Public

My Commission Expires: 11-24-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:

Patricia A. Scott
7016 Poplar Creek Trace
Nashville, TN 37211

Send Tax Bills To:

New Owner

Map-Parcel Number:

155-08-0A 005.00 CO
9D 79288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBIE LAFOLLETTE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA A. SCOTT, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase 1, of Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bobbie LaFollette, by deed from Gary E. Dallas, Jr., and wife, Kimberly E. Dallas, of record in Book 11187, page 97, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 6474, page 346, and at Book 6474, page 354, Register's Office for Davidson County, Tennessee, as amended at Book 6486, page 588, said Register's Office, and further Restrictions of record at Book 6804, page 536, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 6662, page 433, and Amendment and Supplement to Restrictive Covenants of record in Book 7270, page 658, Register's Office for said County, and amendment and Supplement of record in Book 6987, page 966; Book 7964, page 33, and further Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, page 647, Register's Office for said County.

4. Easement granted to Harpeth Valley Utilities District of record in Book 6613, page 533, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6613, page 705, Register's Office for said County.

6. Charter of Incorporation of Poplar Creek Estates Homeowner's Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.

This is improved property known as 7016 Poplar Creek Trace, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of August, 2004.

Bobbie LaFollette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBIE LAFOLLETTE, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2004.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007