WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2004

_____
Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/29/05~~ 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jane Ellen Taylor	Wilmington Finance	Map 119
2728 Hartford Drive	11020 David Taylor Drive, Suite 405	Group 10
Nashville, TN 37210	Charlotte, NC 28262	Parcel 151

FOR AND IN 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

John A. Scott and wife, Tammy L. Scott

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jane Ellen Taylor, unmarried
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:

BEING Lot No. 10, on the Plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John A. Scott and wife, Tammy L. Scott by deed from Randall Edward Bullard and wife, Anna Ruth Bullard, of record in Book 8168, Page 758, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1394, Page 218; Book 1428, Page 565; and Book 1432, Page 520, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1130, Page 89, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2728 Hartford Drive, Nashville, TN 37210

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 our hands this 30th day of September, 2004.

_____
John A. Scott

Tammy L. Scott
Tammy L. Scott

Davidson County DEEDWARR
Recvd: 10/01/04 15:25 2pgs
Fees:13.00 Taxes:423.65
20041001-0118788

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 John A. Scott and Tammy L. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

My Commission Expires: ~~04/29/05~~ 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY