FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS 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 $ 205,200.00

Konya M Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(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:
Adrian L. Scott	NBank, N.A.	Map 108
229 Woodmaker Court	55 Merchant Street	Group 05A
Nashville, TN 37214	Cincinatti, OH 45246	Parcel 028.00-CO

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

Larry Prater, dba Larry Prater Construction

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Adrian L. Scott and wife, Konya M. Scott

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. 28, on the Plan of Percy Priest Woods Subdivision, of record in Book 9700, Page 384, 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 Larry Prater, dba Larry Prater Construction by deed from Jack S. McCanless, Jr. and wife, Susan G. McCanless, of record in Instrument 20030827-0124412, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; Book 10420, Page 228; and Book 11044, Page 988, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 384, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6071, Pages 482 and 491, said Register's Office; (4) Easement for Air Space of record in Book 10099, Page 611, 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 229 Woodmaker Court, Nashville, TN 37214

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 my hand this 4th day of November, 2004.

Larry Prater, dba Larry Prater Construction

BY: Larry Prater
Larry Prater

Davidson County DEEDWARR
Recvd: 11/09/04 11:09 2pgs
Fees:13.00 Taxes:759.24

20041109-0134995

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 Larry Prater d/b/a Larry Prater Construction, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.