Davidson County DEEDWARR
Recvd: 12/20/04 15:00 2pgs
Fees:13.00 Taxes:851.00

20041220-0151265

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Living Trust (NAME)	Same As New Owner (NAME)	MAP 043-14
108 Morningview Court (ADDRESS)	(ADDRESS)	PARCEL 053
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, B & C Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Living Trust ,dated September 3, 1997, Thomas G. Scott and Rebecca C. Scott, Trustees

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:

Land in Davidson County, Tennessee, being a part of Lot No. 18 on the unrecorded Plan of C. N. Smith Subdivision according to a survey made by Anderson and Gee, dated July, 1946 as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being the common front corner of Lots 18 and 19 on said survey, and hereinafter described; thence South 150 feet, more or less, to a point; thence eastwardly 190.8 feet, more or less, to a point; thence northwardly 174.2 feet, more or less, to a point in the southerly margin of Old Hickory Boulevard; thence westwardly along said Boulevard, 102.2 feet, more or less, to the point of beginning.

BEING the same property conveyed to B & C Investments, LLC by Warranty Deed from Rick F. Osborne of record in Book 11125, page 314, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 604 Old Hickory Blvd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 6th day of December, 2004

B & C Investments, LLC

By: _____

Charles King, Member

_____

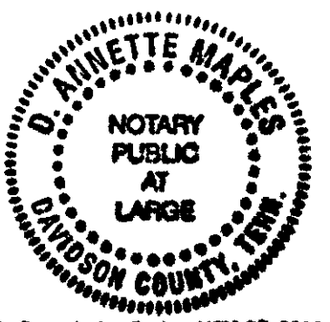
Bradford Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Charles King, and Bradford Lewis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that they are Members of B & C Investments, LLC, a Tennessee limited liability company, and that they, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said B & C Investments, LLC, a Tennessee limited liability company, by signing their name as Members.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this 06th day of December, 2004.

D. Annette Maples
NOTARY PUBLIC



My Commission Expires NOV. 28, 2006