WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$136,000.00~~ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Lee Woodard, Jr.	**First Franklin Financial Corp., A Subsidiary of National City Bank of Indiana**	**150-11-0 139.00**
(NAME)	(NAME)	
3345 Township Road	**150 Allegheney Center Mall**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37103	**Pittsburg, PA 15212**	
(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, I, **James Dale Scott**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Lee Woodard, Jr., 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:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Towne Village of the Country, Section III of record in Book 5200, Page 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **James Dale Scott** by deed of record in Book 7117, Page 988, Register's Office for **Davidson** County, Tennessee.

James Dale Scott executes this instrument on behalf of Tamela Scott as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050210-0015528 in the Register's Office for Davidson County, Tennessee.

Tamela Scott executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3345 Township Road, Antioch, TN 37103**
(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.

Davidson County DEEDWARR
Recvd: 02/10/05 12:18 2 pgs
Fees:13.00 Taxes:521.70
20050210-0015529

Witness **my/our hand(s)** this **3rd day of February 2005**.

James Dale Scott

Tamela Scott
By: James Dale Scott, Atty-in-fact

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 James Dale Scott the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February 2005.

Commission expires:

1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public

State of Tennessee County of Davidson

On this 3rd day of February, 2005 before me personally appeared James Dale Scott, the person who executed the foregoing instrument on behalf of Tamela Scott, and acknowledged that she executed the same as the free act and deed of the said James Dale Scott, through Power of Attorney granted James Dale Scott, by the said Tamela Scott.

Notary Public

Commission Expires:

1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.