This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050092

**Elite Title Company**
**100 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

**Send Tax Bills To:**
Novastar Mortgage, Inc.
P.O. Box 808911
Kansas City, MO 64184-8911

Davidson County DEEDWARR
Recvd: 03/09/05 11:21 3 pg
Fees:18.00 Taxes:291.93
20050309-0026199

**New Owner is:**
John George Descamps
212 Lake Cove
Old Hickory, TN 37138

MAP: 64-04
PARCEL: 85.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carol Scott n/k/a Carol Hipsher, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John George Descamps** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot 7B on the plan of zone of lot-division Lot 7, Lake Country, as of record in Book 5800, page 352, amending Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol Scott by Warranty Deed from Wendell Ethridge, unmarried dated September 29, 1988, recorded September 30, 1988, in Book 7665, page 916, Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warraties contained herein, are made expressly subject to the following:

1. Restrictions of record in Book 6095, page 656, and in Book 6213, page 626, Register's office for Davidson County, Tennessee.

2. The plan of record in Book 5800, page 352, amending Book 5200, page 493, said Register's Office, shows an Owner's Certificate, a 30-foot minimum setback line from Lake Cove, and a 10 foot easement for public utility and drainage along the rear and west lines of said lot, and a 5 foot drainage easement along the north line of said lot.

3. Restrictions and notes of record in Book 5200, page 495, said Register's Office.

4. Protrusion of asphalt drive beyond northeasterly corner of said lot as shown by plat dated August 25, 1988, prepared by John Kohl and Company, P.C., Registered Land Surveyor.

This is improved property known as 212 Lake Cove, Old Hickory, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of March, 2005

GRANTOR:

Carol Scott

**Carol Scott**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carol Scott n/k/a Carol Hipsher, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of March, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $78,900.00.

Affiant

**SWORN TO** and subscribed before me this 4th day of March, 2005

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008