46-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

John Scott
579 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 04/08/05 15:16 2 pgs
Fees:13.00 Taxes:340.40
20050408-0039097

MAP AND PARCEL:
Map 38
Parcel 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christine M. Winter, also known as Christine Mae Winter, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John Scott**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in the 14th formerly the 24th Civil District of Davidson County, Tennessee.

Being Tract No. 3, as described according to a survey by G. Barry Greer, Surveyor, dated February 17, 1971, and revised March 31, 1971, as follows:

Beginning at a point in the center of Eaton's Creek Road, said point being 308.6 feet south of the southerly line of the property conveyed to Herman I. Ingram and wife, of record in Book 3284, page 577, Register's Office for said County; thence South 87 deg. 30 min East 870 feet, more or less, to a point; thence South 4 deg. 46 min. West 166.1 feet to a point; thence North 87 deg. 30 min. West 814.3 feet to a point in the center of Eaton's Creek Road; thence northwestwardly 173.6 feet to the point of beginning.

Being the same property conveyed to Christine M. Winter, unmarried, by deed from Henry D. Finch, unmarried, of record in Book 9489, page 636, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Christine Mae Winter by quitclaim deed from Trevor Michael Hofer of record in Book 10647, page 492, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5516 Eatons Creek Rd., Joelton, TN 37080.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of April, 2005.

Christine Mae Winter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Christine M. Winter, also known as Christine Mae Winter, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of April, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007