WARRANTY DEED

ZANA C. PETTY 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 $ 273,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
William A. Scott, III	Franklin American Mortgage Company	Map 95
104 Bluefield Square	501 Corporate Centre Drive	Group 8
Nashville, TN 37214	Franklin, TN 37067	Parcel 212

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

Lisa B. Purkey f/k/a Lisa D. Batson and husband, Justin H. Purkey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William A. Scott, III, 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:

BEING Lot No. 25, on the Plan of Bluefield Square, Section Two, of record in Plat Book 5200, Page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa D. Batson, unmarried, by deed from Frank Batson and wife, Judy Batson, of record in Instrument 20010402-0031225, said Register's Office. The said Lisa D. Batson is now known as Lisa B. Purkey.

This conveyance is subject to Restrictions of record in Book 5941, Page 670, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 163, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5467, Page 682, said Register's Office; (4) Easement for Water Mains of record in Book 5593, Page 396, said Register's Office.

The said Justin H. Purkey joins in this conveyance to convey any and all marital interest he may have in said property.

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 104 Bluefield Square, 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 our hands this 17th day of February, 2006.

Lisa B. Purkey

Justin H. Purkey

Davidson County DEEDWARR
Recvd: 02/21/06 08:23 2 pgs
Fees:13.00 Taxes:643.06

20060221-0019653

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 Lisa B. Purkey, f/k/a Lisa D. Batson and husband, Justin H. Purkey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2006.

My Commission Expires: ~~01/24/09~~
1.27.07

Notary Public

