40-A

Davidson County DEEDWARR
Recvd: 03/01/06 15:53 2 pgs
Fees:13.00 Taxes:229.40
20060301-0023907

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

ADDRESS NEW OWNER:

Bob H. Winsett
1013 Flintlock Court
Nashville, TN 37217

SEND TAX BILL:

New Owner

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
MAP 135-16-0-A
PARCEL 9

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, **Carleen S. Scott, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bob H. Winsett**, ("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 Davidson County, Tennessee, being Lot No. 9 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, as of record in Plat Book 5200, pages 186 -189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Carleen S. Scott, unmarried, by deed from Susan K. Baker Williams and husband, Fran Williams, dated May 4, 1987, of record in Book 7230, page 408, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1013 Flintlock Court, Nashville, TN 37217.

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 ny hand this 28 day of February, 2006.

Carleen S. Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Carleen S. Scott, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of February, 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,000.00.

AFFIANT

Subscribed and sworn to before me
this 28 day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009