STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00.

Donna Kay Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2006.

Notary Public
MY COMMISSION EXPIRES 10/15/06
File No. G6-0274D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donna Kay Hudgins (NAME)	New Owner (NAME)	23-75 (2.59 acres)
5253 Lickton Pike (STREET ADDRESS	5228 Lickton Pike (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Gville TN 37072 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/21/06 10:47 2 pgs
Fees:13.00 Taxes:157.25
20060321-0032247

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 HEREBYACKNOWLEDGED, WE, **James D. Scott, Jr. and Bethany H. Scott, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Kay Hudgins** 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 lying in the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the Plan of a partition of land of John Cummings, deceased, and described partially according to a survey by T.R. Sanford, Surveyor, May 11, 1957, 23 follows:
Beginning in the center of Lickton pike, 440.8 feet South of the Southwest corner of the property conveyed to Wyman T. Russell and wife, by deed from Fred T. True and wife, of record in Book 2590, page 355, Register's Office for said county, being the corner of Parcels "A" and "B", as shown on said survey; thence with the line between said two (2) parcels, South 74 degrees 57 feet East 362 feet to a cross cut in concrete bridge in the center of Whites Creek; thence with the center of said creek, southwardly 337 feet more or less, to a point at the northeast corner of the property conveyed by James Emerson Melton and wife, to Richard F. Melton and wife, Recorded at Book 4545, page 633, Register's Office for said coutny; thence westerly 335 feet, more or less, to the center of Lickton Pike; thence with the center of said Pike, North 8 degrees 30 feet East 362 feet to the beginning containing 2.59 acres, more or less.

Being the same property conveyed to James D. Scott, Jr. and Bethany H. Scott, husband and wife , by Deed from Anthony Blake Neal, dated May 31, 1991, of Record in Book 8365, Page 281, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
unimproved ( )
This is improved (XX) property, known as 5253 Lickton Pike, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 16th day of March, 2006.

James D. Scott, Jr.

X Bethany H. Scott
Bethany H. Scott

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 D. Scott, Jr., the bargainor(s), with whom Iampersonally 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, this 16th day of March, 2006.

My Commission Expires: 10/15/06

Notary Public

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 Bethany H. Scott, the bargainor(s), with whom Iampersonally 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, this 16th day of March, 2006.

My Commission Expires: 10/15/06

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

Return to:

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072