THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23787B

MAP/GROUP/PARCEL: 051-10-O-B/021.00CO

Davidson County DEEDWARR
Recvd: 04/20/06 08:38 2 pgs
Fees:13.00 Taxes:321.53
20060420-0045132

NEW OWNER'S NAME AND ADDRESS:
BENITA S. JACKSON
4449 ENCHANTED CIRCLE
NASHVILLE, TN 37218

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, THOMAS G. SCOTT AND REBECCA C. SCOTT, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE SCOTT LIVING TRUST DATED SEPTEMBER 3, 1997, hereinafter called Grantor, does hereby transfer and convey unto, BENITA S. JACKSON, A MARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT NO. 131 IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAN OF ELLINGTON PLACE CONDOMINIUMS, A UNIT PLAT OF WHICH IS SHOWN AS EXHITBIT "C" OF THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION, AND BEING PART OF THE LAND SHOWN ON THE SUBDIVISION PAGE 828, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 131 ELLINGTON PLACE, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Inst. No. 200211270147244, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THOMAS G. SCOTT AND REBECCA C.
SCOTT, TRUSTEES, OR THEIR SUCCESSORS
INTRUST, UNDER THE REVOCABLE SCOTT
LIVING TRUST DATED SEPTEMBER 3, 1997

By: _____
THOMAS G. SCOTT, TRUSTEE

By: _____
REBECCA C. SCOTT, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, THOMAS G. SCOTT AND REBECCA C. SCOTT AS TRUSTEES OF THE REVOCABLE SCOTT LIVING TRUST DATED SEPTEMBER 3, 1997, with whom I am personally acquainted, and who acknowledged that they as such, trustees, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 14th day of April, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $86,900.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 14th day of April, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE