Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/12/06 15:30 2 pgs
Fees:13.00 Taxes:373.70
20060712-0084060

39-B
File #06-1238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John W. Scott, and wife, Wilma Jean Scott , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James M. Claxton, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. M-10 on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, said Register's Office and further described in Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Scott by deed from Mary S. Cragg, unmarried of record in Inst. No. 20030912-0134597 dated August 27, 2003, Register's Office for Davidson County, Tennessee. Wilma Jean Scott joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2116 Hobbs Road #M-10, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of June, 2006

John W. Scott

John W. Scott

Wilma Jean Scott by John W. Scott Attorney-in-Fact

Wilma Jean Scott, by John W. Scott
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 29th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John W. Scott, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sandi Willee Irons
Notary Public

My Commission Expires: 5-24-2008

SANDI WILLEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2006, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named John W. Scott, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Wilma Jean Scott, acknowledged that such person executed the same as the free act and deed of Wilma Jean Scott.

Sandi Willee Irons
Notary Public

My Commission Expires: 5-24-2008

SANDI WILLEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 101,000.00.

James M Claxton
Affiant

Sworn and subscribed before me on this the 29th day of June, 2006.

Ollie Mai Parsley
Notary Public

My Commission Expires: _____

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

NEW OWNER:
James M. Claxton
2116 Hobbs Road #M-10
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
131 08 0A 087.00CO