WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 09:42 2 pgs
Fees:13.00 Taxes:4070.00

20060720-0087482

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Scofield (NAME)	America's Wholesale Lender (NAME)	158-2-15
6240 Hillsboro Pike (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Cecil Elrod, III and wife, Tommye P. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Scofield, married

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:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture eleven (11) acre tract lying on the East side of Hillsboro Pike and described as follows:

BEGINNING at an iron pin on the North boundary of the Goodpasture tract, said pin being 317.3 feet measured along the North boundary from the Northeast corner of said Goodpasture tract; thence South 0 degrees 21' East, 387.1 feet to an iron pin on the South boundary of the Goodpasture tract, it being 321.3 feet measured along the South boundary from the Southeast corner of the Goodpasture tract; thence North 86 degrees 00' West with the said South boundary, 226' to a point; thence North 0 degrees 21 minutes West 387.1 feet to a point on the North boundary of the Goodpasture tract; thence, South 86 degrees 00' East with the said North boundary 226' to the point of beginning. A 30 foot easement, more or less, along the northerly line of subject property serving the premises in question, of record in Book 2924, page 59, said Register's Office.

Being the same property conveyed to Cecil Elrod, III and wife, Tommye P. Elrod by Quit Claim Deed dated 2/29/00 and recorded on 4/20/00 from Hastings Proctor Cargile of record in Instrument No. 200004200039688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 6240 Hillsboro Pike, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 16th day of June, 2006

Cecil Elrod, III

Tommye P. Elrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Elrod, III and wife, Tommye P. Elrod

the bargainor S, 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 Brentwood, Tennessee, this 16th day of June, 2006

Commission expires 9-22-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

CHARLES A. SULLIVANT JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and that he executed the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public