Davidson County DEEDWARR
Recvd: 08/11/06 10:51 2 pgs
Fees:13.00 Taxes:525.40

20060811-0099140

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm Expires March 20 2010

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS July 31, 2006.

NOTARY PUBLIC

My commission expires: 3/20/2010

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Scott and Tracey McKinney 224 Bonnabrook Drive Hermitage, TN 37076	New Owner	074-16-0-033.00

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Two Thousand dollars and zero cents ($142,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Judy Gregory, unmarried and Betty Carpenter, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Derek Scott, unmarried and Tracey McKinney, unmarried, as Joint Tenants,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 442, Section 5, Hermitage Hills, as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the property commonly known as 224 Bonnabrook Drive, Hermitage, TN 37076

Parcel ID# 074-16-0-033.00

Being the same property conveyed to Judy Gregory and Betty Carpenter, both unmarried, by Deed from Steven Jonathan Ladd and wife, Tina Ladd, dated 8-25-05, of record in Instrument No. 20050830-0103863, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this July 31st, 2006.

Judy Gregory

Judy Gregory

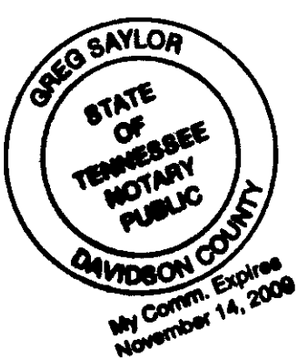
Betty Carpenter

Betty Carpenter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Judy Gregory and Betty Carpenter**, being by me and duly sworn (or affirmed), 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 seal, this July 31st, 2006.



Notary Public
Printed Name: Greg Saylor
My commission expires: November 14, 2009

Prepared By:

Stacey Harding
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027