Davidson County DEEDWARR
Recvd: 10/18/06 09:48 2 pgs
Fees:13.00 Taxes:751.10

20061018-0129130

WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

ET-06-0557

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Edwards Jr.	James Robert Edwards Jr.	
848 Russleo Drive (ADDRESS)	(NAME) 848 Russleo Drive (ADDRESS)	102-8-13
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD W. SCOTT, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES ROBERT EDWARDS JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, HORTON HEIGHTS, SECTION IV, as shown on plat of record in Plat Book 1835, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard W. Scott, an unmarried person by Warranty Deed from Angie Knight, a widow, recorded on the 7th day of December, 2004 in Instrument No. 20041207-0145795, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION IV, as recorded in Plat Book 1835, Page(s) 129.

Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5028, Page 135.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 848 Russleo Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of October, 2006.

Richard W. Scott

STATE OF Tennessee

COUNTY OF Davidson

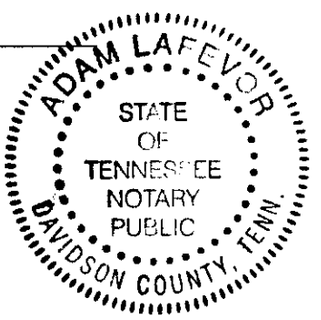
On this the 13th day of October, 2006, before me personally appeared Richard W. Scott, an unmarried person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520