Prepared by:
L. Broner McCo
Attorney at Law
102 N. Main
Ashland City, TN 37

Michael Scott and Rhonda Scott,
Husband and Wife

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Carol A. Clayson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF October, 2006.

Pamela Jo Yates
NOTARY PUBLIC

My Commission expires: 3-22-08

Address of New Owner	Send Tax Bills To:	Tax Information:
Melinda Barrington 165 Fann Rd. Nolensville, TN 37135	Same	187-0-134

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael Scott and Rhonda Scott, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Melinda Barrington,*** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

*unmarried person

Property located in the 5th Civil District of Davidson County, Tennessee and being the southern portion of parcel #82 on tax map #187; bounded on the south W.A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R.H, Kester, Deed Book 6875, page 70; on the north by the remaining property of Hiram E. Staggs and wife, and on the east by C.W. Fann, Deed Book 102, page 209 as recorded in the Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Farm Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N 85 deg. 07' 00" W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N 4 deg. 50' 00" E, 180.13' to an existing iron pin at a fence corner; thence N 5 deg. 06' 49" E, 166.04' to an iron pin in the NW corner of this tract; thence S 84 deg. 22' 48" E, 644.13' to an iron pin the NE corner of this tract; thence S 57 deg. 34' 00' W, 9.01' to an iron pin; thence S 4 deg. 53' 00" W, 332.33' to an iron pin, the point of beginning and containing 5.00 acres, more or less, according to survey by Gaylon W. Northcutt, Tennessee, R.L.S. No. 1529. 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee and in Book 504, page 499, Register's Office for Williamson County, Tennessee.

Also included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Scott and wife, Rhonda Scott, by deed from Glenn Edward Whitaker and wife, Teresa G. Whitaker, dated 10/02/1995 and recorded 10/05/1995 at Book 9819, page 587, Register's Office for Davidson County, Tennessee.

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/07/06 13:29 3 pgs
Fees:18.00 Taxes:1831.50

20061107-0138612

This is improved property generally located:
165 Fann Rd., Nolensville, TN 37135

SUBJECT TO THE FOLLOWING:

1. 2007 and future property taxes.
2. Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
3. Association and Private Roadway Easement of record at Book 6436, page 461, and Book 6444, page 172, Register's Office for Davidson County, Tennessee and of record at Book 504, page 499, Register's Office for Williamson County, Tennessee.
4. Restrictive covenants recorded in Book 6436, page 545, Register's Office of Davidson County, Tennessee, and at Book 504, page 496, Register's Office for Williamson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Easement for Overhead Lines of record in Book 6769, page 192, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Michael Scott and Rhonda Scott,** have caused this instrument to be executed, this the 27th day of October, 2006.

Michael Scott by
Rhonda Scott AIF

Michael Scott
By: Rhonda Scott, Atty-in-fact
RODCT as Instrument No. 20061107-0138611

Rhonda Scott

Rhonda Scott

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rhonda Scott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 27th day of October, 2006.

My commission Expires: 3-22-08

Pamela Jo Yates
NOTARY PUBLIC

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rhonda Scott**, Attorney-in-fact, acting on behalf of **Michael Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Michael Scott**, and who acknowledged that she executed the same as the free act and deed of **Michael Scott**.

SWORN to and subscribed before me
This the 27th day of October, 2006.

My commission Expires: 3-22-08

NOTARY PUBLIC

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN