27-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26503-04-2007** **Record & Return To:** **Key Title & Escrow Services, Inc.** **213 Ward Circle, Suite 200** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Robert D. Millard 214 Old Hickory Blvd. #200 Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave. North/7th Floor Nashville, TN. 37209	**Tax Information:** Map and Parcel No.: 142040A200.00CO

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 of which is hereby acknowledged, **Carter L. Scott and wife, Melissa Minor Scott**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Millard** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Unmarried

This is improved property located at 214 Old Hickory Blvd. #200, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2007.

Carter L. Scott

Melissa Minor Scott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carter L. Scott and Melissa Minor Scott**, 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, at office, this 27th day of April, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/11/07 09:30 2 pgs
Fees:13.00 Taxes:414.40

20070511-0056597

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. 200 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, as amended in Book 6896, page 144, Register's Office for Davidson County, Tennessee, togheter with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums as of record in Book 5200, page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Carter L. Scott and wife, Melissa Minor Scott by deed from Sharon M. Ciuba Modena, a married woman, joined by her husband, Bernhard F. Modena dated 8/28/97 and recorded on 9/2/97 of record in Book 10589, page 804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.