This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Scott Kempton,
3457 Parkwood Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Taylor, Bean, & Whitaker
1417 N. Magnolia Avenue
Ocala, FL 34475

Map & Parcel #86.14-0B-123.00CO

Davidson County DEEDWARR
Recvd: 07/10/07 08:43 2 pgs
Fees:13.00 Taxes:621.23
20070710-0081931

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Scott J. McCoy and Gwen McCoy** hereinafter called the **Grantors**, do hereby convey unto **Scott Kempton** Singleman hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being all of Lot No. 73, Fleetwood Subdivision, Phase Two, being a planned unit development, according to plat thereof, record in Plat Book 6900, Page 738 and 739 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location description of said lot.

Being the same property conveyed to Scott J. McCoy, unmarried on October 31, 2001 by Warranty Deed of record in Instrument 20011102-0119892 said Register's Office. Gwen McCoy joins in this conveyance to convey any marital interest she may have in the subject property.

Restrictive Covenants of record in Book 7170, Page 987 as amended in Book 7628, Page 6 and in Book 7940, Page 565, and all matter as shown on plat of record in Plat Book 6900, Pages 738 and 739; all of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2)All restrictions of record 3)All easements of record 4)All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations.

This is improved property known as: 3457 Parkwood Court, Hermitage, TN 37076

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15th day of June, 2007.

Scott J. McCoy

Gwen McCoy

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Scott J. McCoy and Gwen McCoy known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of June, 2007.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

KIMBERLY R. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $167,900.00.

Affiant

Sworn and subscribed before me on 6/15/2007.

Notary Public

My Commission Expires: 6-22-07

KIMBERLY R. [illegible] NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN