THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26748-06-2007** **Record & Return To:** **Harris Title & Escrow, LLC** **40 Burton Hills Boulevard, Suite 150** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,235,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2007. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: George S. Scoville, Jr. Nancy E. Scoville 14 Old Club Court Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc P.O. Box 79041 Baltimore, MD 21279	**Tax Information:** Map and Parcel No.: 104140H085.00CO

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, **Paul Sparrow and wife, Heather Sparrow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George S. Scoville, Jr. and wife, Nancy E. Scoville** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 14 Old Club Court, Nashville, TN 37215

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 6th day of July, 2007.

Paul Sparrow by Heather Sparrow as Attorney-In-Fact

Heather Sparrow

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the said Heather **Sparrow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2007.

NOTARY PUBLIC

My Commission Expires:

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

My Commission Expires JULY 19, 2008

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Heather Sparrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Paul Sparrow as his Attorney-In-Fact, as the free and and deed of the within named Paul Sparrow.

Witness my hand and official seal at Nashville, Tennessee this 16 day of June, 2007.

NOTARY PUBLIC

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/16/07 08:45 2 pgs
Fees:13.00 Taxes:4569.50

20070716-0084040

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whitworth Phase 3 Section 3, as of record in Plat Book 7900, pages 870 through 872, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Sparrow and wife, Heather Sparrow by Warranty Deed dated April 28, 2000 from Steven C. Walker and wife, Nancy S. Walker of record in Instrument No. 20000503-0044600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for The Fairways of Richland of record in Book 9567, page 301, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Amendment to the Charter of Incorporation of Whitworth Phase III Homeowners Association of record in Book 10428, page 795, Register's Office for Davidson County, Tennessee.
6. Temporary Easement for storm water maintenance system of record in Book 9736, page 691, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 870 through 872, amended in Book 9582, page 842 and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6900, pages 838 through 841, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 3467, page 204 and Book 3573, page 442, Register's Office for Davidson County, Tennessee.
10. Designation and Agreement of Declarant recorded in Book 9582, page 872, Register's Office for Davidson County, Tennessee.