RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

(1)

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
G. Leroy Scott	New South Federal Savings Bank	Parcel ID:
704 Cleves Street	210 Automation Way, MSN 49730	04415005100
Old Hickory, TN 37138	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Misty Dawn MacArthur and husband, Ian MacArthur

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
G. Leroy Scott and wife, Ruth M. Scott
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 79, on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Misty Dawn MacArthur and husband, Ian MacArthur by deed from Robert R. Redden, Anna Ruth Wilson, and Wiliam T. Redden, heirs at law of Mildred Pillow Redden, of record in Instrument 20060519-0059005, Register's Office for said County

This conveyance is subject to Restrictive Covenants of record in Book 1914, Page 227, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 68; and (3) Utility Easement of record in Book 1914, Page 227, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 704 Cleves Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29 day of November, 2007.

Misty Dawn MacArthur

Ian MacArthur

Davidson County DEEDWARR
Rec'd: 12/05/07 10:06 2 pgs
Fees:13.00 Taxes:388.50
20071205-0140685

STATE OF NEW YORK
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misty Dawn MacArthur and Ian MacArthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1000 Coffeen St. Watertown, New York, this 29 day of November, 2007.

My Commission Expires: 1-16-2011

Notary Public

JOANN R HODGE
Notary Public, State of New York
Qualified in Jefferson County
No. 01HO6159485 Com. Exp. 1/16/2011