Davidson County DEEDWARR
Recvd: 12/07/07 11:00 4 pgs
Fees:23.00 Taxes:2035.00
20071207-0141700

This Instrument Was Prepared By:
TRAUGER, NEY &TUKE
222 4th Avenue North
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Byron R. Trauger Aleta A. Trauger 3621 Sperry Avenue Nashville, TN 37215	New Owner	Map: 117 Parcel: 05/37

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 consideration, the receipt of which is hereby acknowledged, THOMAS J. SCOTT, JR. and MARIA F. GIORDANO ECHEGOYEN (collectively, "Grantor"), have this day bargained and sold, and do hereby transfer and convey to BYRON R. TRAUGER and wife, ALETA A. TRAUGER (collectively, "Grantee"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

The address of this property is:

3619 Sperry Avenue, Nashville, Tennessee.

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

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 7 day of November, 2007.

Notary Public
My Commission Expires: 11/7/11

CHRISTINA ANNE CURRIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

IN WITNESS WHEREOF, each Grantor has executed this instrument on the date indicated by the signature in November, 2007.

Date: 12/7/07

THOMAS J. SCOTT, JR.

Date: 12/7/07

MARIA F. GIORDANO ECHEGOYEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Thomas J. Scott, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 7th day of November, 2007.

CHRISTINA ANNE CURRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Christina Anne Currier
Notary Public
My Commission Expires: 11/7/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Maria F. Giordano Echegoyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 7th day of November, 2007.

CHRISTINA ANNE CURRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Christina Anne Currier
Notary Public
My Commission Expires: 11/7/11

Exhibit A

LAND in Davidson County, Tennessee, being Lot No. 43, on the Plan of Henry Sperry Subdivision, as shown on plat of record in Plat Book 974, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas J. Scott, Jr. and Maria F. Giordano Echegoyen in Instrument 20060705-0080400 recorded 7/05/06, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 3619 Sperry Avenue, Nashville, TN 37215.

Exhibit B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.

3. All matters shown on Plat recorded in Book 974, page 21.