ADDRESS NEW OWNER and
SEND TAX BILLS:
BANCROFT O'QUINN
P.O. Box 274
Hermitage, Tennessee 37076

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 16 - 221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND DOLLARS ($102,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PATRICIA A. SCOTT, individually and as Personal Representative of the Estate of GEORGE D. HILAND, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to BANCROFT O'QUINN, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 37 on the Map of Porter Heights, Part 2, of record in Book 1424, Page 79, Register's Office for Davidson County.

Said lot fronts 71 feet on the east side of Hayden Drive and runs back between lines, 175.7 feet on the north line, and 173.6 feet on the south line, to a dead line measuring 71.04 feet.

Being the same property conveyed to George D. Hiland and wife, Virginia S. Hiland by deed dated November 2, 1955, of record in Book 2481, Page 554, Register's Office for Davidson County, Tennessee. Virginia S. Hiland having predeceased George D. Hiland. George D. Hiland died on October 10, 2007, intestate, leaving Patricia A. Scott as his sole heir at law. See Case #08P-110, Probate Court for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1523 Hayden Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/01/08 14:43 2 pgs
Fees:13.00 Taxes:377.40
20080201-0010809

Executed on this 30 day of January, 2008.

Patricia A Scott, Executor
Patricia A Scott

PATRICIA A. SCOTT, individually and as Personal Representative of the Estate of GEORGE D. HILAND

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PATRICIA A. SCOTT, the within named bargainor 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, in the capacity therein stated.

Witness my hand at office this 30 day of January, 2008.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires:
10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $102,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30 day of January, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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