03

REALTY TITLE BOX
48A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 14:56 2 pgs
Fees:13.00 Taxes:1328.30
20080307-0023541

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,000.00

Pamela Hauchins
Affiant

Subscribed and sworn to before me, this the 29th day of February, 2008.

Notary Public

My commission expires: 7-24-10

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (NOTARIAL SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| RICHARD WINFIELD SCOTT | USAA FEDERAL SAVINGS BANK | Map 115-03 0 Parcel 063.00 |
| 805 Bresslyn Road | P.O. BOX 205 | |
| Nashville, TN 37205 | WATERLOO, IA 50704-0205 | |

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,

**Robert W. Grace and Judith M. Grace, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RICHARD WINFIELD SCOTT AND WIFE, LORI GUIMOND 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:

**LAND in Davidson County, Tennessee, being Lot No. 181, on the Plan of Brook Meade Section VI, of record in Book 2331, Page 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Robert W. Grace and Judith M. Grace, married, by Deed from Martha S. Grace,(being one and the same as Martha G. Ross), of record in Instrument No. 20071017-0123293, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (_X_) Unimproved (____) property, known as: **805 Bresslyn Road, Nashville, TN 37205**

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 my/our hand(s) this **29th** day of **February, 2008.**

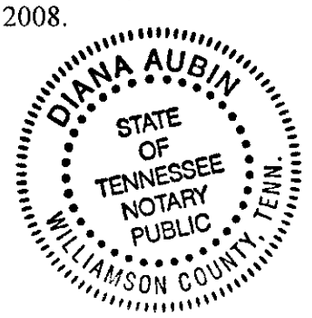
Robert W. Grace
**Robert W. Grace**

Judith M. Grace By Robert W. Grace Atty in Fact
**Judith M. Grace**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert W. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Judith M. Grace, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Judith M. Grace for the purpose therein contained, by signing the name of Judith M. Grace by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2008.



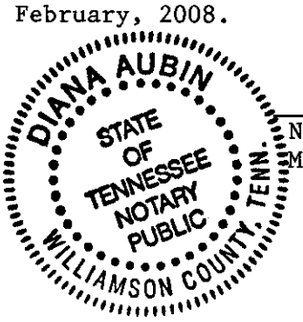

Diana H. Aubin

Notary Public
My commission expires: Nov. 28, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2008.




Diana H. Aubin

Notary Public
My Commission Expires: Nov 28, 2011