This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Kevin B. Anthuis et ux
805 Fatherland Street
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 03/18/08 12:59 2 pgs
Fees:13.00 Taxes:1720.50
20080318-0027252

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
PO Box 1675
Corapolis, PA 15108

MAP **082-16-O**

PARCEL **197.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald E. Scott, Jr., married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, do transfer and convey unto **Kevin B. Anthuis and wife, Laurie Lipscomb Anthuis**, 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 all of **Lot No. 76**, on the **Plan of Barrow's Addition to Edgefield, now East Nashville**, according to plat and survey of same appearing of record in Plan Book 1, page 13, of the Chancery Court at Nashville, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Donald E. Scott, Jr., unmarried, by deed dated July 18, 2001, from Benjamin H. Caldwell, III, and Lael Caldwell, husband and wife, of record in Instrument #20010723-0077526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **805 Fatherland Street, Nashville, Tennessee 37206.**

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, GRANTOR does covenant with the said GRANTEES that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Erin Scott, the wife of Donald E. Scott, Jr., joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **29th** day of **February, 2008**.

Donald E Scott Jr.
Donald E. Scott, Jr.

By: Dina Tobin atty in fact
Dina Tobin, Attorney-in-Fact

Erin Scott
Erin Scott

By: Dina Tobin atty in fact
Dina Tobin, Attorney-in-Fact

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Dina Tobin**, as attorney-in-fact for **Donald E. Scott, Jr., and wife, Erin Scott**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said Donald E. Scott, Jr., and wife, Erin Scott, the within named bargainors, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Donald E. Scott, Jr., and wife, Erin Scott, and recorded simultaneously herewith in Instrument # 20080311-0024398 & 20080311-0024397, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 29th day of February, 2008.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 10/20/2008

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
ss:
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

AFFIANT

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

Dorothy E. Welch
NOTARY PUBLIC

My Commission Expires: 6-20-11

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY