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 $ 236,000.00

Murphy L. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2008

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:
Murphy L. Scott	NEW OWNER	Parcel ID:
3804 Park Royal Lane		150120B01300CO
Antioch, TN 37013		

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

Terence L. Burns and wife, Cynthia A. Burns

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Murphy L. Scott and wife, Loleta Scott *a/k/a Murphy L. Scott, Jr.
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. 13, on the Final P.U.D. Plan, Section One, Kensal Green, of record in Plat Book 7900, Page 593, 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 Terence L. Burns and wife, Cynthia A. Burns by deed from Phillips Builders, Inc., of record in Book 9562, Page 676, dated December 28, 1994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9065, Page 744; Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; and Book 8663, Page 384, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 593, said Register's Office.

Power of Attorney of record in Instrument 20080530-0055338, 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 3804 Park Royal Lane, Antioch, TN 37013

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 28th day of May, 2008.

Terence L. Burns by Angela Rogers, AIF
Terence L. Burns

Cynthia A. Burns by Angela Rogers, AIF
Cynthia A. Burns

Davidson County DEEDWARR
Recvd: 05/30/08 14:46 2 pgs
Fees:13.00 Taxes:873.20

20080530-0055339

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Angela Ragan, 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 on behalf of Terence L. Burns and Cynthia A. Burns as his/her/their Attorney in Fact as the free act and deed of the within named Terence L. Burns and Cynthia A. Burns.
Witness my hand and official seal at Nashville, Tennessee the 28th day of May, 2008.

My Commission Expires: 3/7/11

Notary Public

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