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20080604-0056905

WARRANTY DEED

Preparer's File #-08D0341

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MAY, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax Map
Teresa Sawyer 741 Goodpasture Terrace Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	156-02-0-066.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF F. DOUGLAS SCOTT, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto TERESA SAWYER, unmarried, hereinafter called the Grantee, their heirs and assigns, that 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. 347 on the Plan of Section 3, Harpeth Valley Park, of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 347 fronts 90.0 feet on the easterly margin of Goodpasture Terrace and extends back 206.3 feet on the northerly line and 204.0 feet on the southerly line to a dead line in the rear, measuring 90.1 feet thereon.

Being the same property conveyed to F. Douglas Scott by Assumption Deed from Steven Ray Lawrence and wife, Majory B. Lawrence of record in Book 6195, page 633, dated 12/16/1983, Register's Office for Davidson County, Tennessee. F. Douglas Scott is now deceased. According to the Last Will and Testament of Fredric Douglas Scott, on file in the matter of "Fredric Douglas Scott, Deceased", Seventh Circuit for Davidson County, Tennessee, Probate Division, Case No. 08P117, Edgar H. Scott, Jr. and Suzanne S. Hayes are Co-Executors of his estate, with power to sell.

F. Douglas Scott and Fredric Douglas Scott are the same person.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **741 Goodpasture Terrace, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **30th** day of **May, 2008**:

The Estate of F. Douglas Scott

Edgar H. Scott, Jr., Co-Executor

Suzanne S. Hayes, Co-Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne S. Hayes, Co-Executor of the Estate of F. Douglas Scott, and Edgar H. Scott, Jr., Co-Executor of the Estate of F. Douglas Scott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of May, 2008.

Notary Public

My Commission Expires: 06/29/2010