WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/08 11:16 2 pgs
Fees:13.00 Taxes:3420.65

20080617-0062282

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$924,500.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 16th day of June, 2008.

Notary Public

My commission expires: 10/17/09

(AFFIX 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
Garney B. Scott III **Elizabeth Anne Scott**	**Regions Bank d/b/a Regions Mortgage**	**Map 103-10 Parcel 098**
839 Neartop Drive	**2050 Parkway Office Circle**	
Nashville, TN 37205	**Birmingham, AL 35244**	

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,

Big Pistol Properties, LLC, a Tennessee limited liability

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

Garney B. Scott III and Elizabeth Anne Scott, husband and wife

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. 5 on the Plan of Hillwood Terrace, of record in Book 2663, Page 50, 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 Big Pistols Properties, a Tennessee general partnership, consisting of L. Edward Gaw, Jr. and Jeff D. Gaw, by Warranty Deed from John F. Howell, Jr., of record in Instrument No. 20070409-0041509 and further conveyed to Big Pistol Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Big Pistols Properties, a Tennessee general partnership of record in Instrument No. 20080305-0022138, 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 **839 Neartop Drive, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 16th day of June, 2008.

Big Pistol Properties, LLC,
a Tennessee limited liability company

By: _____
Jeff Gaw, Member

By: _____
L. Ed Gaw, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeff Gaw and L. Ed Gaw, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be **Members** of **Big Pistol Properties, LLC**, a Tennessee limited liability company, the within named bargainors, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Jeff Gaw and L. Ed Gaw, Jr.** as **Members.**

Witness my hand, at office at Nashville, Tennessee, this **16th** day of **June, 2008.**

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011