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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09031310**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2009. NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires May 22, 2010 STATE OF TENNESSEE Notary Public My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: David B. Scott and Elizabeth M. Adams 2106 Hampton Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-7-11.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita M. Ownbey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David B. Scott and wife, Elizabeth M. Adams**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING PART OF LOT NO. 40 ON THE MAP OF HILLSBORO HEIGHTS, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY W. B. SOUTHGATE, SURVEYOR, MAY, 1910, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF HAMPTON AVENUE 260.3 FEET WEST OF THE WESTERLY MARGIN OF HILLSBORO ROAD AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO D. W. JOHNSTON BY DEED OF RECORD IN BOOK 1142, PAGE 547, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG JOHNSTONS'S WESTERLY LINE NORTHERLY 336.5 FEET TO A POINT WHICH IS 264 FEET MORE OR LESS WEST OF THE WESTERLY MARGIN OF THE HILLSBORO ROAD; THENCE WESTERLY 150 FEET TO A POINT AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MARIE C. HARRISON, BY DEED OF RECORD IN BOOK 1058, PAGE 59, SAID REGISTER'S OFFICE; THENCE ALONG HARRISON'S EASTERLY LINE SOUTHERLY 338 FEET MORE OR LESS TO THE NORTH MARGIN OF HAMPTON AVENUE, SAID POINT ALSO BEING 1065 FEET MORE OR LESS EAST OF THE CENTER LINE OF 23RD AVENUE SOUTH; THENCE WITH THE NORTH MARGIN OF HAMPTON AVENUE EASTERLY 150 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD P. OWNBEY TO JUANITA M. OWNBEY AS RECORDED ON THE 15TH DAY OF DECEMBER, 1997 IN BOOK 10720, PAGE 828 AND WARRANTY DEED FROM KIRBY C. FOSTER AND WIFE, VERA C. FOSTER, AND J. B. WATSON, JR. AND WIFE, MARJORIE C. WATSON TO RICHARD P. OWNBEY AND WIFE, JUANITA M. OWNBEY AS RECORDED IN BOOK 3342, PAGE 471, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2106 Hampton Ave Nashville TN 37215.

Richard P. Ownbey joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20090021587 DEEDWARR
Recvd: 04/01/09 14:58 2 pgs
Fees:13.00 Taxes:3200.50
20090401-0029406

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2009.

Juanita M. Ownbey

Richard P. Ownbey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juanita M. Ownbey and Richard P. Ownbey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2009.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY