Space reserved for recording information:

BILL GARRETT, Davidson County
Trans:T20090069856 DEEDWARR
Recvd: 10/14/09 09:08 1 pgs
Fees:13.00 Taxes:432.90
20091014-0095082

WARRANTY DEED

Preparer's File #-09I0998

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2009.

(Affix Seal) Notary Public

My Commission Expires: 10/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 ID#:
Benjamin K. Scott 2718 Mailan Drive Nashville, TN 37206	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	73-13-120

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **RODNEY KILLION,** UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **BENJAMIN K. SCOTT** ,UNMARRIED hereinafter called the Grantee(s), their heirs, successors, and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY**, STATE OF TENNESSEE, described as follows, to wit:

Map/Parcel No: 73-13-120

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 28 fronts 70 feet on the southerly side of Mailan Drive and runs back between line 157.6 feet on the westerly line and 160.4 feet on the easterly line, to a dead line in the rear, measuring 70.1 feet thereon.

Being the same property conveyed to Rodney Killion, unmarried, by Warranty Deed, from Paul G. Hauser and Brian P. Hauser, as tenants in common with right of survivorship, of record in Instrument No. 20061103-0137285, Register's Office for Davidson County, **Tennessee, dated 10/31/2006, and recorded 11/03/2006.**

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

( ) unimproved
This is (X) improved property known as **2718 Mailan Drive, 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **9th** day of **October, 2009**:

Rodney Killion

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 **RODNEY KILLION,** 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 9th day of October, 2009.

My Commission Expires: 10/29/2010

Notary Public

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON