THIS INSTRUMENT PREPARED BY:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Name and Address of the Person or Entity Responsible for the payment of the real property tax:

Guaranty Trust Company
316 Robert Rose Dr.
Murfreesboro, TN 37129

New Owner(s) Address and mail tax statements to:
~~AJEWOLE~~ JACOB IFABIYI *Ajewole
1120 TRACETON CIRCLE
ANTIOCH, TN 37013

Property Tax ID#: 150~~0~~09 0A 116.00

WARRANTY DEED

This instrument, made and entered into on this the 16 day of Novembee, 2009, by and between ANDREW W. SCOTT, a single person, Grantor, and ~~AJEWOLE JACOB IFABIYI, a married person~~, * ~~FLORENCE IFABIYI, a married person, HUSBAND & WIFE, AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP~~ whose address is 1120 TRACETON CIRCLE, ANTIOCH, TN 37013, Grantee.

Witnesseth: *Ajewole Jacob Ifabiyi, a married man

That for and in consideration of the sum of $10.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
1120 TRACETON CIRCLE
ANTIOCH, TN 37013

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090084619 DEEDWARR
Recvd: 12/16/09 09:11 3 pgs
Fees:18.00 Taxes:403.30
20091216-0114380

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

X Witness

ANDREW W. SCOTT

X AJEWOLE JACOB IFABIYI
Printed Name

Witness

Printed Name

STATE OF Tennessee }

COUNTY OF Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, ANDREW W. SCOTT, a single person, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 16 day of November, 2009.

Notary Public Gloria M. Jackson
My Commission Expires

My Commission Expires MAR. 4, 2013

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $109,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Andrew W. Scott

Subscribed and sworn to before me this the 16 day of November, 2009.

Notary Public Gloria M. Jackson
My Commission Expires:

My Commission Expires MAR. 4, 2013

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Being Lot No. 270, on the plan of Forest View Park, Section VIII, as the same appears of record in Plat Book 6900, Page 633, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Andrew W. Scott, unmarried by deed from John R. Lenae and wife, Tracey J. Lenae, dated 6/22/00, of record in Instrument No. 20000718-0071000, said Register's Office.