**THIS INSTRUMENT PREPARED BY:**
**Tune, Entrekin & White, P.C.**
**315 Deaderick St, Suite 1700**
**Regions Center**
**Nashville, TN 37238**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,420.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2010.

NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 3, 2012

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| NAME & ADDRESS OF PROPERTY OWNER | SEND TAX BILLS TO | MAP & PARCEL NUMBERS |
|---|---|---|
| Thomas C. Scott, Trustee (NAME) | Same (NAME) | 096-00-0-047+48 |
| % McCrory Creek Investments, GP | | |
| ATTN: Randall L. Price | | |
| P.O. Box 22149 | | |
| Nashville, TN 37202 | | |
| (Address) (City) (State) (Zip) | | |

BILL GARRETT, Davidson County
Trans:T20100047159 DEEDWARR
Recvd: 08/02/10 11:41 3 pgs
Fees:18.00 Taxes:1625.85
20100802-0060296

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees. and other good and valuable consideration, the receipt of which is hereby acknowledged. JOHN ROBERT SEABORN, SR., and NINA E. OSBORN SEABORN the undersigned hereinafter called the **GRANTOR**, have /has bargained and sold, and by these presents do transfer and convey unto THOMAS C. SCOTT, TRUSTEE with full power to transfer, convey, mortgage and assing without the joinder or disclosure of any beneficiary hereinafter called the **GRANTEE**, his successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Clyde David Anderson, Surveyor, January, 1972 as follows to wit:

Beginning at a point in the center line of McCrory Creek Road; thence South 69° 24' East 181.1 feet to a point; thence North 80° East 479 feet to a point; thence South 82° 30' East 356 feet to a point; thence South 76° 20' West, 1003.4 feet to an iron pin; thence North 13° 40' West 250 feet to a point in the center line of McCrory

Creek Road; thence in a easterly direction along the center line of McCrory Creek Road 55 feet to the point of beginning and containing 3.06 acres more or less.

Being the same property conveyed to JOHN ROBERT SEABORN, SR. AND WIFE, NINA E. OSBORN SEABORN, by deed from M.C. WHITWORTH, JR. AND WIFE, ROBBIE S. WHITWORTH, of record in Book 4574, page 975, dated February 5, 1972, said Register's Office.

TRACT II

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Clyde David Anderson, dated January, 1972, and being shown as a .34 acre more or less triangular shaped tract of land, lying to the North of Grantee's land. The said tract of land begins at a point in the center line of McCrory Creek Road at a common corner with the 3.60acre tract of Grantee; thence with the center line of McCrory Creek Road North 62 degrees East 191.7 feet to a point in said center line; thence leaving said center line South 1 degree West 30', 156 feet to a point in a fence line; thence North 69 degrees 24' West, 181.1 feet to the point of beginning and containing .34 acres more or less.

Being the same property conveyed to JOHN ROBERT SEABORN, SR. AND WIFE, NINA E. OSBORN SEABORN, by deed from ROBBIE S. WHITWORTH, SINGLE, of record in Book 8006, page 746, dated December 11, 1989, said Register's Office.

This conveyance is subject to:

1. 2010 taxes which have been prorated and an assumed by the Grantee.

2. Notice of Completion of record in Book 9587, page 152, said Register's Office.

3. Right of Way Easement as set out in the Warranty Deed of record in Book 3872, page 331, said Register's Office.

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. The GRANTOR covenant(s) with said GRANTEE that the GRANTORS are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. The GRANTORS further covenant and bind themselves, their heirs, successors assigns/representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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 our hands this 29th day of July, 2010.

John Robert Seaborn, Sr.

Nina E. Osborn Seaborn

**ACKNOWLEDGMENT:**
STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Robert Seaborn Sr and Nina E. Osborn Seaborn, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of July, 2010.

My Commission expires: Sept. 7, 2010

Notary Public

MICHAEL MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY