BILL GARRETT, Davidson County
Trans:T20100052434 DEEDWARR
Recvd: 08/24/10 09:20 2 pgs
Fees:13.00 Taxes:962.00
20100824-0066784

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
KARREN L. SCOTT P. O. Box 246 Whites Creek, TN 37189	CLAUDE E. WAIR P. O. Box 246 Whites Creek, TN 37189	Map 40 Parcel 153

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLAUDE E. WAIR, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto KARREN L. SCOTT, hereinafter referred to as the "GRANTEE", her heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, but reserving for himself a life estate in the said property, including the rents and profits from same, said property being described as follows, to-wit:

LAND in Davidson County, Tennessee, being a portion of that property shown "For Future Development" on the Plan of Section Two, Hickory Hills Subdivision, as of record in Book 6200, Page 111, Register's Office for Davidson County, Tennessee, and being shown as Lot 1 on the Plan of Section Four, Hickory Hills Subdivision, unrecorded, to which plan is here made, said tract being more particularly described as follows:

Beginning at a point, being the southeasterly corner of property referenced as Lot 1, Hickory Hills Subdivision, Section Two, said point also being located on the northerly right-of-way margin of Old Hickory Boulevard; thence from said point, N 10 deg. 48' 22" W a distance of 207.71 feet to a point located in the southerly margin of Old Hickory Court; thence with said margin, N 79 deg. 11' 38" E, a distance of 190.0 feet to a point; thence along a line S 10 deg. 48' 22" E a distance of 208.0 feet to a point in the northerly right-of-way of Old Hickory Boulevard; thence along said margin S 79 deg. 16' 50" W a distance of 190.0 feet to the point of beginning, and containing 0.90 acres, more or less.

Being the same property conveyed to Claude E. Wair by deed of record in Book 11497, Page 785, Register's Office for Davidson County, Tennessee,

This is improved property known as 7541 Old Hickory Blvd, Whites Creek, TN 37189 (also known as 7510 Hickory Hills Court, Nashville, TN 37189.

CLAUDE E. WAIR is also known as CLAUDE E. WAIR, JR.

LIFE ESTATE: The GRANTOR reserves for himself (Life Tenant) a life estate in the property including the rents and profits from same, for and during his natural lifetime. During the term of the said life estate, the Life Tenant will be solely responsible for the payment of all costs and expenses relating to the upkeep, maintenance, taxes and insurance on the said property, keeping the property in the same condition as it is in on the date of the execution of this deed.

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 the GRANTOR covenant s with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which will be paid by the GRANTOR when due.

And, the GRANTOR, further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Claude E Wair
CLAUDE E. WAIR

"GRANTEE"

Karen L. Scott
KARREN L. SCOTT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE E. WAIR and KARREN L. SCOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of August, 2010.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013 SUMNER COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Karen L. Scott
Affiant

Sworn to and subscribed before me, this the 19th day of August, 2010.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013 SUMNER COUNTY