WARRANTY DEED

R-FCM-11-7788

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,800.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/14

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey L. Forsythe	First Community Mortgage, Inc.	
7784 Old Charlotte Pike	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro, TN 37129	11300002300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CINDY WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASEY L. FORSYTHE AND LANE FORSYTHE, HUSBAND AND WIFE AND JAMES GARY SCOTT AND LINDA G. SCOTT, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF A 35 ACRE TRACT OF RECORD IN DEED BOOK 840, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DEED BOOK 2649, PAGE 45, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY CANTRELL/KEMP SURVEYORS, BENNY M. CANTRELL, TENNESSEE RLS NO. 1638, DATED FEBRUARY 04, 2004, AS FOLLOWS:BEGINNING AT AN IRON PIN, THE NORTHWEST CORNER OF CARL L. STEVENS, AND BEING THE SOUTHWEST CORNER OF THIS TRACT, THENCE, N 11 DEG. 00' 00" W, 210.65 FEET TO AN IRON PIN; THENCE: N 74 DEG. 00' 00" E, 198.50 FEET TO AN IRON PIN; THENCE, WITH A FENCE LINE, S 11 DEG. 00' 00" E, 198.50 FEET TO AN IRON PIN; THENCE, S 70 DEG. 45' 00" W, 213.51 FEET TO AN IRON PIN, AT THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CINDY WILLIAMS BY DEED FROM CARL L. STEVENS, JR. AND REBECCA G. SANDERS, HUSBAND AND WIFE, DATED 03/03/2005 AND FILED FOR RECORD ON 03/08/2005 IN INSTRUMENT 200503080025660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 2344, PAGE 21, BOOK 2651, PAGE 604, BOOK 7383, PAGE 22, AND INSTRUMENT 200010130101720, SAID REGISTER'S OFFICE; C) INGRESS AND EGRESS EASEMENT AND JOINT DRIVEWAY AND MAINTENANCE AGREEMENT RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20110524-0039775, SAID REGISTER'S OFFICE AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7788 Old Charlotte Pike, Nashville, Tennessee 37209-0550
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20110030904 DEEDWARR
Recvd: 05/24/11 14:27 2 pgs
Fees:13.00 Taxes:398.86
20110524-0039776

Witness my/our hand(s) this 29th day of April, 2011.

Cindy Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903