WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049419 DEEDWARR
Recvd: 08/12/11 09:00 2 pgs
Fees:13.00 Taxes:284.90
20110812-0062153

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and Sworn to before me, this 11th day of August, 2011.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Rodger Arms Sondra K. Arms 3457 E. Bridgeport Pkwy. Gilbert, AZ 85295	SAME	05107007100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph W. Scobey, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Rodger Arms and wife Sondra K. Arms,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Subdivision of Lot No. 1 of the N. O. Love Estate, as of record in Book 421, page 54, Register's Office for said County, described according to a survey dated April 21, 1961, made by J. R. Wauford & Co., Engineers, as follows:

Beginning at an iron pin located on the South margin of Due West Avenue, the common front corner of the land herein described and the land conveyed to the Convention of the Protestant Episcopal Church in the Diocese of Tennessee, by deed from James M. Foster and wife, of record in Book 3101, page 142, Register's Office for said County; thence South 3 deg. 32' West 15.0 feet to an iron pin which is the beginning of a curve with a radius of 25 feet; thence around said curve 38.80 feet to an iron pin located on the West margin of a 50-foot proposed street shown on said survey; thence South 2 deg. 27' West 258.53 feet to an iron pin which is the beginning of a curve with a radius of 125.0 feet; thence around said curve, 88.36 feet to an iron pin; thence South 42 deg. 52' West 20.2 feet; thence North 87 deg. 08' West 208.1 feet to an iron pin; thence South 2 deg. 28' West 336.0 feet to a concrete monument; thence South 85 deg. 56' East 301.4 feet to a concrete monument; thence North 2 deg. 27' East 57.4 feet to a concrete monument; thence North 2 deg. 27' East 425.6 feet to a concrete monument; thence North 2 deg. 27' East 220.0 feet to a concrete monument; thence North 2 deg. 27' East 15 feet to a point in the South margin of Due West Avenue; thence North 86 deg. 33' West 74.25 feet to the point of beginning.

Being the same property conveyed to Joseph W. Scobey by deed from Elisabeth C. Scobey of record in Book 5087, page 269, and to Joseph W. Scobey and wife, Elisabeth C. Scobey by deed from R. L. Jones, Jr. and wife, Gayle S. Jones of record in Book 4720, page 576, Register's Office for Davidson County,Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 421, Page 54, said Register's Office.

Subject to easements of record in Book 4207, page 261, and Book 3101, page 142, said Register's Office.

This is (x) improved ( ) unimproved property known as 409 Due West Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 11th day of August, 2011.

Joseph W. Scobey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Joseph W. Scobey** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11h day of August, 2011.

Notary Public

My Commission Expires: 1-7-13

