This Instrument Prepared By: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tn. 37115

BOOK 4890 PAGE 397

WARRANTY DEED

mail -1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HOMER C. SCOTT, ET UX	First Federal S & L	Map 52-12
(NAME) 701 Nix Pass	(NAME) Union at Fourth	Par. 34
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville Tenn 37219	11 D 79560
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand, paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the grantees assuming two certain unpaid indebtednesses of record in Book 4646, page 436, and Book 4757, page 408, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

ERNEST B. SMALLEN, single

have this day bargained and sold, and do hereby transfer and convey unto the said

HOMER C. SCOTT ET UX, EVA P. SCOTT,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 on the Plan of Marlin Meadows, Section 1, as of record in Book 1835, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Nix Pass at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwestwardly 132 feet; thence N 43°27' E 155.6 feet to the southwesterly margin of Neely's Bend Road; thence with the same northwestwardly 134.55 feet to the beginning of a curve; thence around said curve, with a radius of 25.03 feet southwestwardly 44.19 feet to the southeasterly margin of Nix Pass; thence with the same, southwestwardly 154.3 feet to the beginning.

Being the same property conveyed to Ernest B. Smallen, single, by deed from Helen T. Martin, of record in Book 4756, page 119, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,500.00

Subscribed and sworn to before me, this the 18th day of March 1975

Affiant

My commission expires 10-31-76 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) P. O. Address: ..... City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 as appears of record.

I *further covenant and bind* myself, my *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.

Witness my *hand this* 18th *day of* March, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest B. Smallen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ERNEST B. SMALLEN

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 19th *day of* February, *19*75.

Notary Public

Commission expires 10-31-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in ....., this.....day of....., 19.....

Notary Public

Commission expires.....

FEB 19 75	CONV	29,500.00			
FEB 19 75	S'TAX		A*	76.70	
FEB 19 75	PR'FEE		A*	.50	
FEB 19 75	W'DEED		A*	4.00	* 81.20

WARRANTY DEED

FROM

ERNEST B. SMALLEN

TO

HOMER C. SCOTT, ET UX

C 88033

IDENTIF. REFERENCE

FEB 19 11 14 AM '75

FELIX L. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115