6010

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 9/1/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Scott et ux (NAME)	Troy and Nichols, Inc. (NAME)	15DZ 19340
108 Morningview Court (STREET ADDRESS OR ROUTE NUMBER)	PO Box 4025 (STREET ADDRESS)	061-15-0
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Monroe, Louisiana 71211-4025 (CITY) (STATE) (ZIP)	200.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ernest R. Buchi, Jr., unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Scott and wife, Rebecca C. Scott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in said County, Tennessee, being the easterly 27 feet 10-½ inches front and 31 feet 3 inches rear of Lot No. 42 and all of Lot No. 43 on the Map of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said part of Lot No. 42 and all of Lot No. 43 front together 72 feet 1-½ inches on the northerly side of Norvel Avenue and run back 150 feet, more or less, on the westerly line and 150 feet 4 inches on the easterly line to a dead line, measuring 68 feet 9 inches thereon.

Being the same property conveyed to Ernest R. Buchi, Jr. by deed from Edward F. Tyler and wife, Ovelene C. Tyler, of record in Book 6403, page 941, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance the Grantee herein expressly assumes and agrees to pay the balance owing on the certain promissory note dated June 18, 1965, in the original principal sum of $8,500.00, secured by and fully described in the Deed of Trust of even date therewith recorded in Book 3905, page 769, Records of Davidson County, Tennessee, and hereby expressly assumes the obligation of Ernest R. Buchi, Jr. under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

This is unimproved ( ) improved (XX) property, known as 1415 Norvell Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37216 (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 8th day of February, 1985

Ernest R. Buchi, Jr. Ernest R. Buchi Jr.

CC/SP

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Ernest R. Buchi, Jr.

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 8th day of February, 1985

Rebecca A Sandley

NOTARY PUBLIC

My commission expires: 8/24/88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Ernest R. Buchi, Jr.

TO

Thomas G. Scott and wife,

Rebecca C. Scott

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

FEB 14 2 15 PM '85

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN

I.D. 3180

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31000.00- CAMT.	
			80.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.10-
			1288402/14/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 1 8 0

IDENTIF. REFERENCE

FEB 14 2 15 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108676