This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
DAVID WHARTON and wife, ROSE MARIE WHARTON
26 Shshone Court
Old Hickory, Tennessee 37138

SEND TAX BILLS:
New Owner

MORTGAGEE:
Old Hickory Employees Credit Union
1000 Industrial Drive
Old Hickory, Tennessee 37138

Lebanon Bank
Clearview Plaza
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
73-15-21 and 30
03DZ-85601 and
03DZ-85604

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, G. T. SCOTT and wife, FRANCES SCOTT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID WHARTON and wife, ROSE MARIE WHARTON, 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:

Tract No. 1: A tract or parcel of land situated and lying in the First Civil District of Davidson County, Tennessee, the same being Lots No. 7-A and 7-B, Zone Lot Division of Lots No. 2, 3, 6 & 7, Tally Green, as of record in Plat Book 6250, page 954, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Tract No. 2: A tract or parcel of land situated and lying in the First Civil District of Davidson County, Tennessee, the same being Lot No. 10 on the Plan of Tally Green, as of record in Plat Book 6250, page 73, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being a part of the same property conveyed to G. T. Scott by deed from M. Lawrence Glover, Trustee, dated July 20, 1984, as of record in Book 6343, page 202, Register's Office for Davidson County, Tennessee.

This is improved property known as 2328 and 2330, Tally Green Court, Nashville, Tennessee, and unimproved property known as Lot No. 10, Tally Green Court, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including those facts, conditions and limitations shown on the plats of record as follows: as to Lot No. 7-A in Plat Book 6250, page 954, said Register's Office, a 30 foot

minimum building setback line from Tally Green Court, a 20 foot rear yard setback, a 20 foot easement for sanitary sewers, an 11 foot side yard setback on each side line, a 5' X 25' utility anchor easement at the southeast corner, a 5 foot wide road easement along the front lot line, and a 10 foot easement for public utilities and drainage along the rear line of said property; as to Lot No. 7-B in Plat Book 6250, page 954, said Register's Office, a 30 foot minimum building setback line from Tally Green Court, a 20 foot rear yard setback, a 20 foot easement for sanitary sewers, an 11 foot side yard setback on each side line, a 5' X 25' utility anchor easement at the northeast corner, a 5 foot wide road easement along the front lot line, and a 10 foot easement for public utilities and drainage along the rear line of said property; and as to Lot No. 10 in Plat Book 6250, page 73, said Register's Office, a 20 foot easement for public utilities and drainage along the rear and northerly lines of said lot, a 5 foot wide road easement along the front line, a 100 foot right-of-way easement in favor of Tennessee Valley Authority running across said lot, and subject to such minimum building setback line(s) on the front, sides or rear of said lot as may be prescribed by said Plat or by any local health, building, planning or zoning authority. Real property taxes for 1987 have been settled between the parties and will be paid by Grantee.

This conveyance is further made subject to an easement for sanitary sewers and/or storm drainage in favor of the Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6369, page 575, said Register's Office; and is made subject to a Deed of Conveyance of certain utility lines in favor of Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6643, page 817, said Register's Office; and is made subject to a Deed of Conveyance of certain utility lines in favor of Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6643, page 856, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAVID WHARTON and wife, ROSE MARIE WHARTON, their heirs and assigns, forever; and we, G. T. SCOTT and wife, FRANCES SCOTT 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 shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of January, 1987.

G. T. SCOTT

FRANCES SCOTT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named G. T. SCOTT and wife, FRANCES SCOTT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of January, 1987.

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of January, 1987.

NOTARY PUBLIC
My Commission Expires: 4-2-89

89473

IDENTIFICATION REFERENCE

FEB 3 8 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7124 PAGE 841

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

120000.00- CAMT.
352.80 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 362.30-
5669A02/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89473

IDENTIF. REFERENCE

FEB 3 8 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.41129