WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Thomas S. Scott P. O. Box 100872 Nashville, TN 37210	Same	72-09-213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00 .

Thomas S. Scott
Affiant

Subscribed and sworn to before me this 15th day of July, 1987.

Teresa Mitchell
Notary Public

Commission expires: 12/1/90

NOTARY PUBLIC STATE OF TN.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LOIS SMITH, ADMINISTRATRIX OF THE ESTATE OF MINNIE P. GREGORY, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto THOMAS S. SCOTT, hereinafter referred to as Grantee, his heirs, successors 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 the westerly 40 feet front and 28 feet rear of Lot No. 23 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County. Said part of Lot No. 23 fronts 40 feet on the northerly side of Delmas Avenue and extends back 192 feet, more or less, on the easterly line and 192 feet with the easterly margin of the L & N Railroad, on the westerly line to a dead line, measuring 28 feet thereon.

Subject to the provision contained in the deed from M. H. Webb and wife, to Ben F. Farris, of record in Book 2346, Page 347, Register's Office for Davidson County, Tennessee, as follows: The right is granted the purchaser in this deed to obtain water through the water meter assigned to the property immediately to the east, the cost of said water to be shared on a 50-50 basis between the two parties.

Being the same property conveyed to Minnie P. Turner, by deed from Ben B. Doubleday, Jr., of reord in Book 4311, Page 446, Register's Office for Davidson County, Tennessee, the said Minnie P. Gregory having since died and Lois Smith having been appointed Administratrix of her estate, and having authority to sell the above property by order of the Probate Court, recorded in Minute Book 314, Page 472, Probate Court for Davidson County, Tennessee. Minnie P. Turner and Minnie P. Gregory are one and the same person.

This is unimproved/improved property, known as 825 Delmas Avenue, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned, and taxes for the year 1987 which the Grantees herein assume and agree to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of July, 1987.

ESTATE OF MINNIE P. GREGORY

By: Lois Gregory Smith
Lois Smith
Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A Smith of the state and county aforesaid, personally appeared LOIS SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administratrix of the Estate of Minnie P, Gregory, the within named bargainor, and that she as such Administratrix executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Minnie P. Gregory by herself as Administratrix.

Witness my hand and seal, at office in Nashville TN, this 10th day of July, 1986.

Teresa A Smith
Notary Public

My Commission Expires:
1/21/90

TERESA A SMITH NOTARY PUBLIC DAVIDSON COUNTY

46424

IDENTIFICATION REFERENCE

Jul 10 2 03 PM '87

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7298 PAGE 926

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

18000.00- CAMT.
50.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 56.90-
0611A07/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 4 2 4

IDENTIFICATION REFERENCE

JUL 16 2 08 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104765