Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carol Scott 212 Lake Cove Old Hickory, TN 37138	Map 064-04 Part of Parcel 39	Metro Mortgage Corp. Suite 100 37899 West Twelve Mile Farmington Hills, Michigan 48331
This instrument prepared by: Boult, Cummings, Conners & Berry (ACB) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

BOOK 7665 PAGE 916

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WENDELL ETHRIDGE**, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CAROL SCOTT**, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Being Lot 7B on the plan of zone of lot division Lot 7, Lake Country, as of record in Book 5800, page 352, amending Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Wendell Ethridge and wife, Phillis Ethridge, by deed from George Margrave and wife, Sharmin J. Margrave, of record in Book 6606, page 498, Register's Office for Davidson County, Tennessee, and conveyed to Wendell Ethridge by quitclaim deed from Phillis Ethridge of record in Book 7371, page 64, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1988.

2. Restrictions of record in Book 6095, page 656, and in Book 6213, page 626, Register's Office for Davidson County, Tennessee.

2492 09/30 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$45,500.00~~ $44,500.00.
CORRECTION OF PREVIOUS DEED.

Carol Scott
Affiant

Subscribed and sworn to before me this 29th day of September, 1988.

Notary Public
My Commission Expires: Oct 9, 1991

NOTARY PUBLIC DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

SEP 30 10 26 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

7.2326

3. The plan of record in Book 5800, page 352, amending Book 5200, page 493, said Register's Office, shows an Owner's Certificate, a 30-foot minimum setback line from Lake Cove, and a 10 foot easement for public utility and drainage along the rear and west lines of said lot, and a 5 foot drainage easement along the north line of said lot.

4. Restrictions and notes of record in Book 5200, page 493, said Register's Office.

5. Protrusion of asphalt drive beyond northeasterly corner of said lot as shown by plat dated August 25, 1988, prepared by John Kohl and Company, P.C., Registered Land Surveyor.

This is improved property known as 212 Lake Cove, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 29th day of September, 1988.

WENDELL ETHRIDGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for the State and County aforesaid, **WENDELL ETHRIDGE**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of September, 1988.

ANDREA BARACH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Andrea Barach
Notary Public

My commission expires: Oct 9, 1991