This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Maria M. Scott
2818 Dunmore Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Altus Bank
409 W. Main St., P.O. Box 7006
Dothan, Alabama 36302

MAP AND PARCEL:
MAP 96-10
GROUP
PARCEL 155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Walter H. Kingston, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Maria M. Scott, hereinafter called the Grantee, her heirs 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 Lot No. 32 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Walter H. Kingston and wife, Margaret A. Kingston, by deed from Shahrokh Pourmand and wife, Margaret Watson Pourmand dated August 14, 1986, as of record in Book 6950, page 321, Register's Office for Davidson County, Tennessee. The said Margaret A. Kingston died on October 3, 1988, leaving Grantor as sole surviving tenant. The said Walter H. Kingston has not remarried.

This is improved property known as 2818 Dunmore Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 2338, page 511, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 2331, page 9, said Register's Office, including a 60 foot minimum building setback line from Dunmore Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said lot.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness, commencing with the payment due on May 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 7184, page 250, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maria M. Scott, her heirs and assigns, forever; and I, Walter H. Kingston, a widower, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this the 1st day of May, 1991.

Walter H. Kingston

Walter H. Kingston, unmarried

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter H. Kingston, a widower, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of May, 1991.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,571.93.

Maria M. Scott
AFFIANT

Subscribed and sworn to before me
this 1st day of May, 1991.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

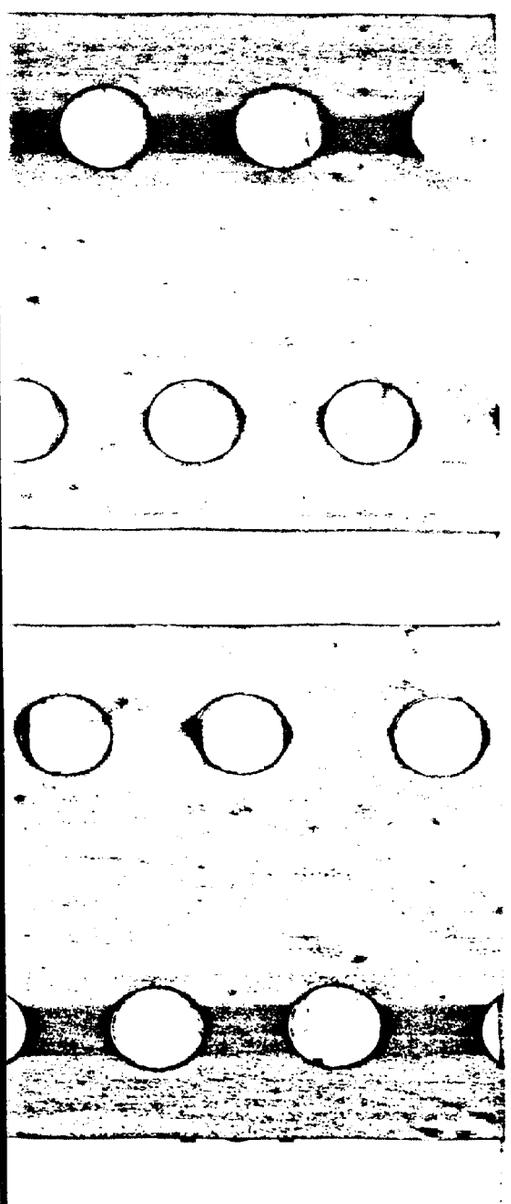
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10987

IDENTIF. TREFERENCE

MAY 1 2 13 PM '91

FELIX E. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45571.93
CON TX 150.48
PRFEE 1.00
WDEED 9.00
TOTAL 160.48
CHECK 160.48

05/01/91 01 14:13 0001 8212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10987

IDENTIF. TREFERENCE

MAY 1 2 13 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 417870