THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
CHARLES A. SCOTT, SR. DELORES S. SCOTT 4205 KINGS COURT NASHVILLE, TENNESSEE 37218	Third National Bank P.O. BOX 305110 NASHVILLE, TENNESSEE 37230	Map # 58.15 Parcel # 15

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **BETTY J. CLECKLEY, UNMARRIED** (herein "Grantor"), does hereby transfer and convey unto **CHARLES A. SCOTT, SR. and DELORES S. SCOTT, HUSBAND AND WIFE** their successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said County.

Said Lot No. 6 fronts 197.40 feet on the southerly side of Kings Court and extends back 194.03 feet on the westerly line and 201.10 feet on the easterly line to a dead line, measuring 362.67 feet thereon.

Being the same property conveyed to Betty J. Cleckley, a single woman by deed from Estelle F. Walker, a single woman, of record in Book 6129, Page 405, Register's Office for Davidson County, Tennessee.

This land is improved property known as **4205 KINGS COURT, NASHVILLE, TENNESSEE 37218.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantees, their heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantees that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated at the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Royal Crest Subdivision of record in Book 3700, Page 86, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4059, Page 174, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned Grantor does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

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

IN WITNESS WHEREOF the undersigned has executed this instrument this **28th** day of **February**, **1994**.

Betty J. Cleckley

BETTY J. CLECKLEY

STATE OF West Virginia)
COUNTY OF Cabell)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BETTY J. CLECKLEY, UNMARRIED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, **1994**.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
W. MERTON PRUNTY
630 Sixth Avenue, Huntington, W. Va. 25701
My Commission Expires July 3, 1995

Notary Public
My Commission Expires: July 3, 1995

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 110,000.00**.

Charles A. Scott, Sr.
Charles A. Scott, Sr.

Sworn to and subscribed before me this **28th** day of **February**, **1994**.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 11/22/97

23088

IDENTIFICATION REFERENCE

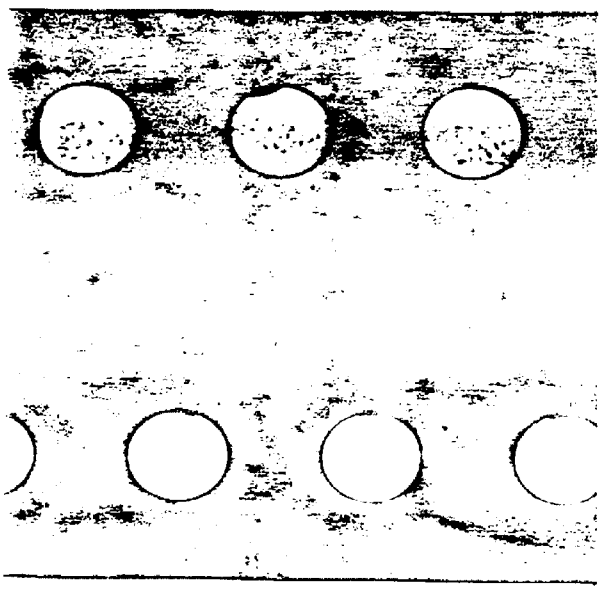
94 MAR -2 PM 3:01

FELIA B. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5734 03/02 1101 03CHECK 416.00

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.

WD-W&S.DOC
File No. 1413



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

RECEIVED OF _____

FOR _____

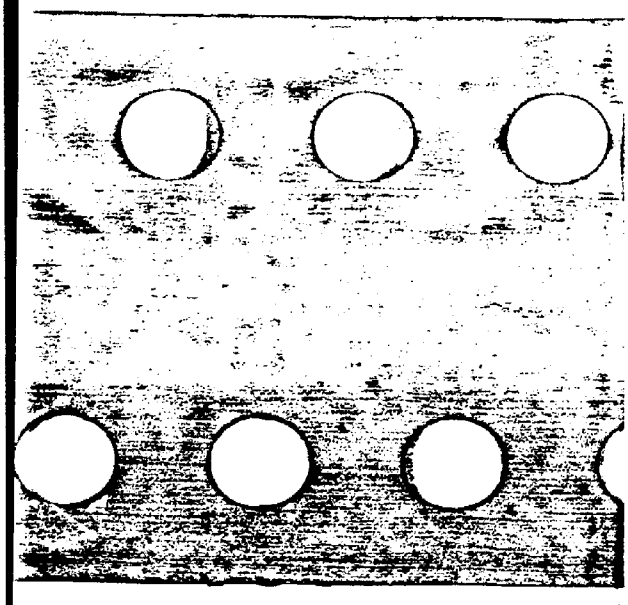
BOOK 9265 PAGE 386

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
			CAMT	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00

03/02/94 01 15:02 0001 6734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23088
IDENTIFICATION/REFERENCE

94 MAR -2 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 762163