BOOK 9488 PG 819

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Christopher D. Scott Pamela L. Scott 5013 Pearson Place Nashville, TN 37211	Columbia National, Incorporated Attn: Tax Dept. P.O. Box 3050 Columbia, MD 21045-3050	MAP and PARCEL 147-16-139

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ricky Allen Smallwood and Frankie Lee Smallwood, and Sharon Kay Johnson , by and through my lawful attorney-in-fact, Frankie Lee Smallwood,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Scott and Pamela L. Scott, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 53 on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's Office, Davidson County.

Said Lot No. 53 fronts 72.65 feet on the westerly side of Pearson Place and extends back 198.4 feet on the northerly line and 219.8 feet on the broken southerly line to a dead line in the rear measuring 26 feet thereon.

BEING the same property conveyed to Gloria A. Smallwood by deed from Gary P. Perrell and wife, Brenda S. Perrell of record in Book 5029, Page 213, Register's Office, Davidson County, Tennessee. The said Gloria A. Smallwood, died testate on March 4, 1994, and by the terms of her Last Will and Testament appearing of record in Will Book 189, Page 407, Probate Court, Davidson County, Tennessee, devised said property to her children and sole surviving heirs-at-law being Ricky Allen Smallwood, Frankie Lee Smallwood, and Sharon Kay Johnson. See Affidavit of Heirship recorded simultaneously herewith.

This is property with a common address of 5013 Pearson Place, Nashville, TN 37211.

Grantors herein warrant that they have never resided in the property herein conveyed as a married person.

The property herein conveyed is being conveyed in its "AS IS" condition.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2330, Page 16, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2495, Page 365, and in Book 6616, Page 624, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $67,000.00

X Christopher D. Scott
Affiant

Subscribed and sworn before me this 7th day of October, 1994.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **October, 1994.**

Ricky A. Smallwood
Ricky Allen Smallwood

Sharon Kay Johnson
Sharon Kay Johnson

Frankie Lee Smallwood
Frankie Lee Smallwood

BY: Frankie Lee Smallwood
Frankie Lee Smallwood
Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ricky Allen Smallwood**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **October, 1994.**

Notary Public
My Commission Expires: 3-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Frankie Lee Smallwood**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **October, 1994.**

Notary Public
My Commission Expires: 3-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9488 PG 821

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Frankie Lee Smallwood**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Sharon Kay Johnson**, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Sharon Kay Johnson recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL at **Nashville**, Tennessee, on this the **7th** day of **October, 1994.**

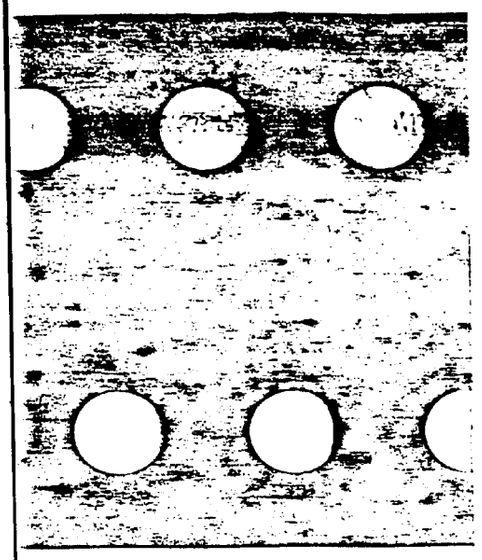
Notary Public
My commission expires: 5/23/98

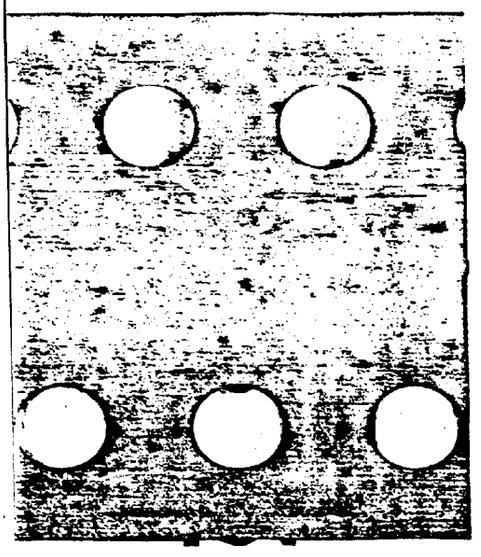
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94 OCT 10 AM 9:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

98411
IDENTIF. & REFERENCE

6537 10/10 0101 03CHECK 260.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9488 PG 822

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	12.00
TOTAL	260.90
CHECK	260.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 7 0001 6537

98411
IDENTIF. & REFERENCE

94 OCT 10 AM 9:5[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 842753