BOOK 9536 PG 994

FROM:	HENRY BRITON KIRBY, III, and wife, DIANE KIRBY	THIS INSTRUMENT PREPARED BY: BOULT, CUMMINGS, CONNERS & BERRY, ATTORNEYS NATIONSBANK PLAZA, SUITE 1600
TO:	WILLIAM N. SCOTT and wife, JEAN S. SCOTT	414 UNION STREET NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
William N. Scott and wife,	SAME	Map 142-9-E
Jean S. Scott		Parcel 1.00
1201 General George Patton		
Nashville, TN 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

H.N. Scott
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 1994.

Paul C. Wilson
Notary Public

My Comm. Expires: 11-20-96

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **Henry Briton Kirby, III and wife, Diane Kirby**, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto **William N. Scott and wife, Jean S. Scott**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as **1201 General George Patton, Nashville, Tennessee 37221**.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands as of this 2nd day of December, 1994.

Henry Briton Kirby, III

Diane Kirby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Briton Kirby, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Kirby, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 07/22/95

EXHIBIT A

9536pg996

(Property Description)

Land in Davidson County, Tennessee, being Unit 1201 together with carport designated No. C-1 on the Plan of Section Seven Phase One River Plantation of record in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to Henry Briton Kirby, III, married, by deed from John P. Broderick and wife, Mary Margaret Broderick, of record in Book 7948, page 445, Register's Office of Davidson County, Tennessee.

9759 12/02 0101 03CHECK 468.10

The above-described property is conveyed subject to the following:

1. All matters appearing on the Plan of record in Plat Book 5200, pages 706 and 706, amended in Plat Book 6392, page 321, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements contained in the Master Deed for River Plantation (Section Seven) of record in Book 6226, page 9, including the By-Laws appended thereto of record in Book 6226, page 18 Register's Office for Davidson County, Tennessee.

3. Easements granted to Harpeth Valley Utility District by instrument of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

4. Easement granted United States of America for TVA transmission lines of record in Book 2274, page 547 as shown on Plan of record in Book 5200, page 705.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et seq.

4. Any and all other matters affecting this property of record in the Register's Office for Davidson County, Tennessee.

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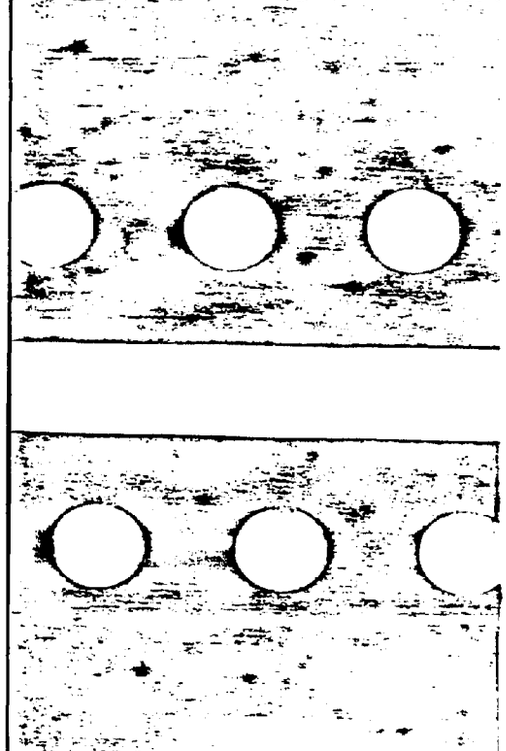
IDENTIFICATION REFERENCE

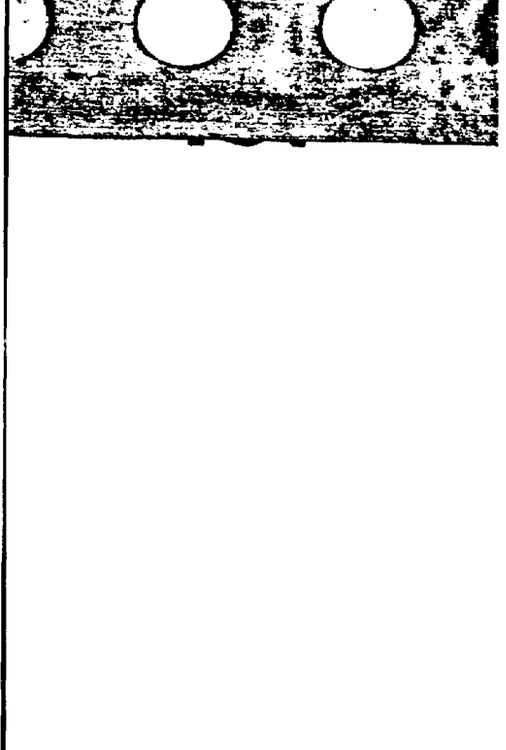
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9536 PG 997

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 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 12.00
TOTAL 468.10
CHECK 468.10

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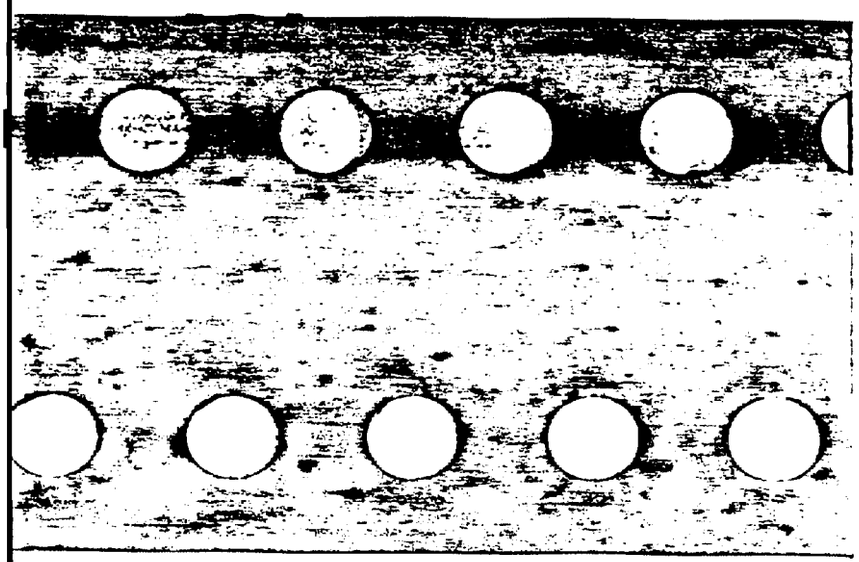
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

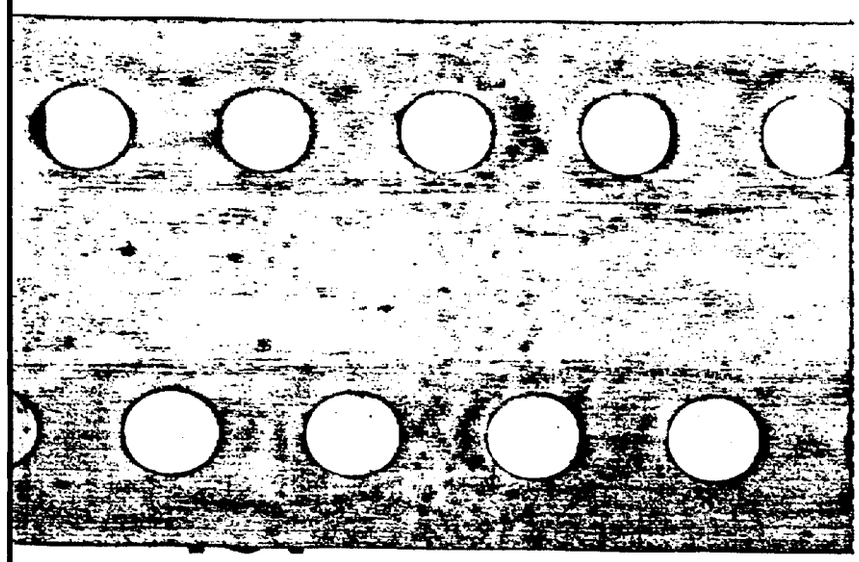
14252
IDENTIF. & REFERENCE

94 DEC -2 PM 4:03

REGISTER
DAVIDSON COUNTY, TN.

No. 859770





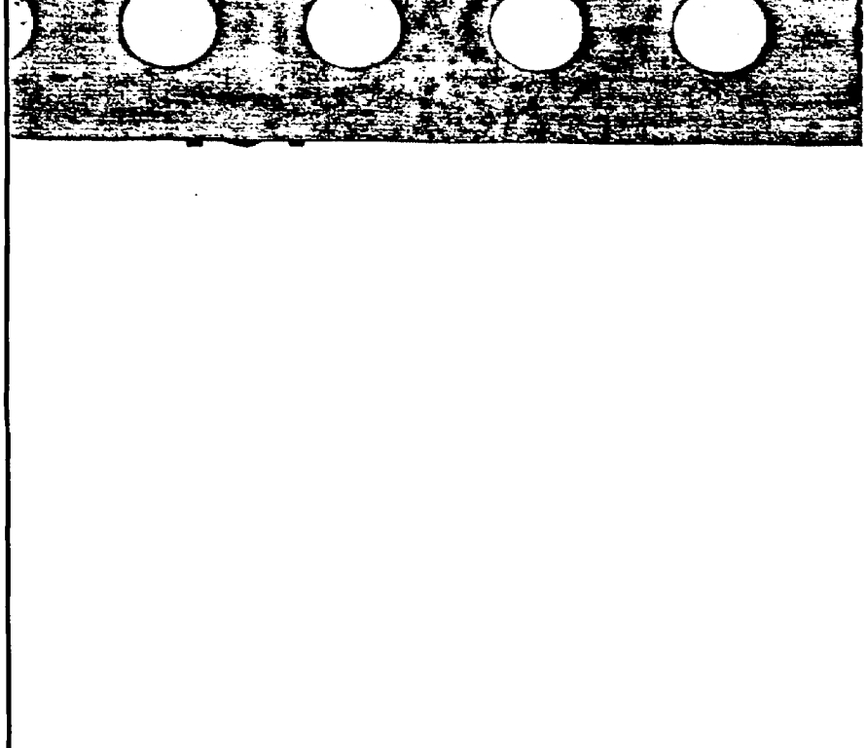
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