Prepared by John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. Ct. # 2343

WARRANTY DEED

From:	**John G. Doak, Sr,**
To:	**J. Ronald Scott**
NEW OWNER :	**J. Ronald Scott**
ADDRESS :	1105 Mt. Pleasant Rd
	Kingston Springs Tn., 37082
SEND TAX BILLS TO:	Same
ADDRESS :	Same
MAP NUMBER:	140-6
PARCEL Number:	131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $42,500.000

J. Ronald Scott
Affiant

Sworn to and subscribed before me this 3-28-95

Susan K. Wilson
Notary Public

My Commission Expires 1-27, 1996
Affix Seal

FOR AND IN CONSIDERATION of the sum of Fourty Two Thousand Five Hundred ($42,500.00) Dollars, cash paid to Grantor by Grantee, Grantor, has this day bargained & sold, and does hereby transfer & convey unto Grantee: heirs & assigns, certain real estate located at County Tennessee

Land in Davidson County, Tennessee, being the westerly 10 ft of lot 102 and part of Lot 101 on the Plan of Bransford Realty Company's West End Heights as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said westerly 10 ft of lot 102 and part of Lot 101, begins at a point on the southerly edge of a concrete sidewalk on the southerly side of Love circle, at a point ten feet east from the common northerly corner of Lots No. 101 and 102 on said plan; thence with the southerly edge of said sidewalk, S. 58° 05' 08" W. , 60 ft to a point which is 60 feet east of the N.W. corner of the property conveyed to Thelma C. Ingram by deed of record in Bk 6894, pg 644 RODCM; thence, with Ingram's easterly line, , S. 41° 57' 51", 160 ft ± by deed (159.44 by field measurement), to an iron pin on the northerly margin of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); said iron pin being 38 ft, by deed (36.45 ft by field measurement) east of Ingram's southwesterly corner; thence, with the northerly margin of said alley, easterly 42 feet± by deed (40.7 ft, by field measurement) to the southeasterly corner of this Tract (the southwesterly corner of the easterly 50 ft of Lot 102); thence with the westerly line of Tract I, N. 34° 42' 34" W., 147.5 ft to the beginning.

BEING the same property conveyed to Mary Elizabeth Turner Hendricks by deed from Clarence R. Haflinger of record in Book 2753, page 503, Register's Office for Davidson County, Tennessee; The said

Mary Elizabeth Turner, Mary Elizabeth Turner Hendricks and Mary T. Hendricks, a divorced person, being one and the same person; and being part of the same real property conveyed to John G. Doak, Trustee by quitclaim deed from Mary T. Hendricks, a divorced person, of record in Bk 5594 pg 377 RODC and thereafter to John G. Doak, Sr., individually, by quitclaim deed from Mary T. Hendricks, a divorced person, and John G. Doak, Trustee, as of record in Bk 8363 pg 922 RODC; and being part of the same real property devised to John G. Doak, Sr., by the will of Mary T. Hendricks, of record in the office of the Probate Court Clerk for Davidson County Tennessee.

This is unimproved property known as 3403 Love Circle, Nashville, Tn., 37212.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, that I have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), and to matters shown on the plat of record in the Registers Office For Davidson County, Tennessee; and,

Grantor further covenants and bind himself, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, said grantor hereby sets his hand this March 28th, 1995

John G. Doak, Sr., Grantor

The undersigned, Mary T. Doak, spouse of Grantor, John G. Doak, Sr., hereby join in this conveyance for the purpose of waiving dower, courtesy, homestead, and any other marital rights, which I might otherwise claim, and do assent to this conveyance

Mary T. Doak

State of Tennessee
County of Davidson

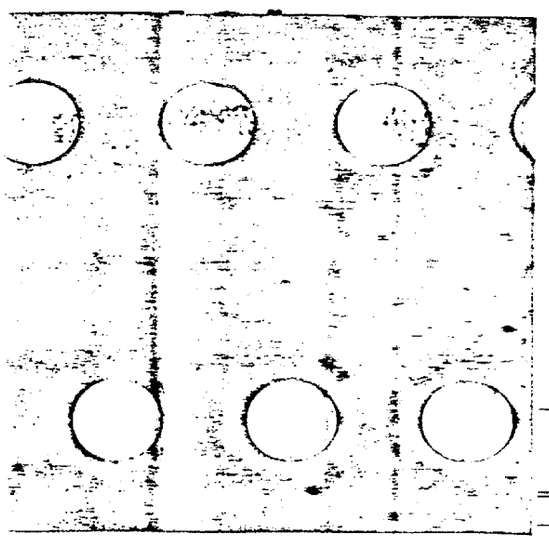
Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named John G. Doak, Sr., and wife Mary T. Doak, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to and subscribe the same; and did acknowledge that they had executed the same as their own free acts and deeds and for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee this March 28th. 1995.

Lucie E. Dubuisson
Notary Public

My Commission Expires: Sept. 21, 1996

LUCIE E. DUBUISSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

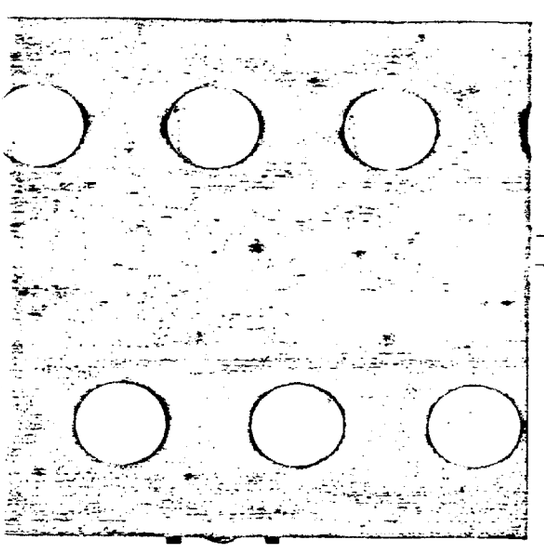
BOOK 9633 PG 763

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	42500.00
CON TX	157.25
PRFEE	1.00
WDEED	8.00
TOTAL	166.25
CHECK	166.25

04/03/95 01 08:57 0001 6418



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47482
IDENTIF. & REFERENCE

95 APR -3 AM 8:58

DAVIDSON COUNTY

No. 895950