WARRANTY DEED

BOOK 9637 PG 449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Kingsbury (NAME)	Countrywide Funding Corporation (NAME)	MAP 43-06-0
645 Roosevelt Avenue (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 334.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	11D 59555

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claudia P. Scott, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Kingsbury, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 133 Madison Park, Section 8, according to the plan of record in Book 4300, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fonts 86.50 feet on the northerly side of Roosevelt Avenue and runs back 134.2 feet on the easterly lot Line and 126.1 feet on the westerly lot line and measures 49.2 feet and 30.0 feet across the broken rear lot line.

Being the same property conveyed to Claudia P. Scott by deed from Dennis M. Thompson and wife, Betty Sue Thompson of record in Book 5534, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

48581

IDENTIFICATION REFERENCE

95 APR -5 AM 9:04

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 645 Roosevelt Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 my hand this 27th day of March 19 95

Claudia P. Scott
By: Claudia P. Scott
Elizabeth Hinman, Attorney-in-fact

BOOK 9637 PG 450

STATE OF Tennessee
COUNTY OF Davidson

Before me, Ruth M. Foran a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth Hinman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Claudia P. Scott and who acknowledged that she executed the same as the free act and deed of said Claudia P. Scott

Witness my hand and official seal at Goodlettsville, Tennessee this 27th day of March, 19 95.

My Commission expires:
July 22, 1995

Notary Public
Ruth M. Foran

WARRANTY DEED
FROM
TO

RETURN TO:
William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

219.00

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

RECEIVED OF _____

FOR _____

BOOK 9537 PG 451

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

CONSIDERATION AMT	57000.00
CONVEY TX	210.90
PRFEE	1.00
WDEED	8.00
TOTAL	219.90
CHECK	219.90

04/05/95 01 09:03 0001 7612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48581

IDENTIFICATION REFERENCE

95 APR -5 AM 9:

DAVIDSON COUNTY, TN

No. 897135