0091106 File Box 51-A

IDENTIF. & REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

95 AUG 18 PM 2:50

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Richard Edward Scott and Vickie C. Scott
109-111 Buffalo Street
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 44-11
GROUP
PARCEL 34.1

WARRANTY DEED

BOOK 9767 PG 180

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Barbara J. Hodges, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard Edward Scott and wife, Vickie C. Scott, 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. 135 on the Plan of Section A-1 and Part of Section A, Village of Old Hickory of record in Book 1424, page 101, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 135 ends at a point in the north margin of Buffalo Street, the common corner of Lots 135 and 136, and thence with the line between said two lots northerly 202.8 feet to a point; thence south 83 degrees 06" east 22.8 feet to a point; thence southerly with the line between Lots 135 and 134, 190.9 feet to a point in the northerly margin of Buffalo Street; thence with the margin of same southwesterly 75.3 feet to the beginning.
>
> BEING the same property conveyed to Barbara J. Hodges, by Quitclaim Deed from Ronnie E. Hodges, of record in Book 5829, page 491, and by instrument of record in Book 5176, page 412, Register's Office for Davidson County, Tennessee.
>
> The legal description used in this instrument is the same as the previous conveyance.

This is improved property known as 109-111 Buffalo Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Richard Edward Scott and wife, Vickie C. Scott, their heirs and assigns, forever; and I, Barbara J. Hodges, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9767 PG 181

Witness my hand this the 18th day of August, 1995.

Barbara J. Hodges
Barbara J. Hodges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara J. Hodges, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $53,855.00.

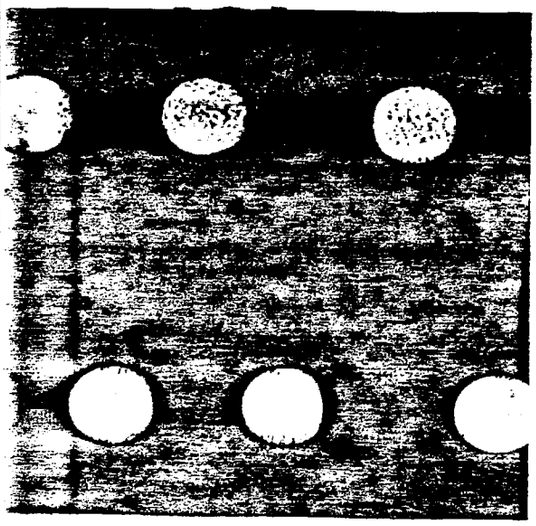
AFFIANT

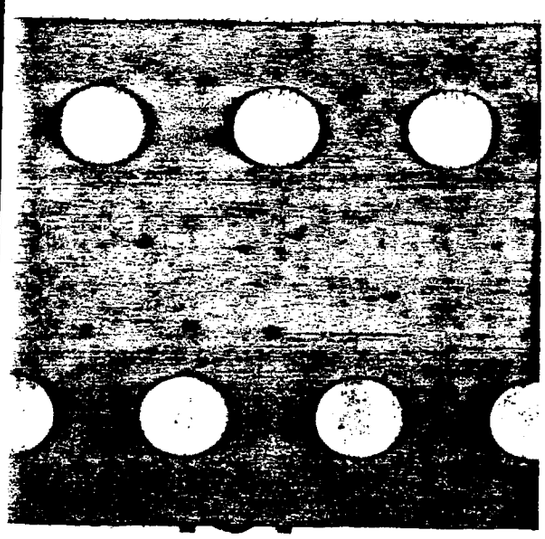
Subscribed and sworn to before me
this 18th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

4203 08/18 0101 03CHECK 208.43





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

RECEIVED OF _____

FOR _____

BOOK 9767 PG 182

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 53855.00
CON TX 199.43
PRFEE 1.00
WDEED 8.00
TOTAL 208.43
CHECK 208.43

08/18/95 01 14:52 0001 4203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00911106
IDENTIF. # REFERENCE

95 AUG 18 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.943166