This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9871 PG 961

ADDRESS NEW OWNER:
Bernice Scott
451 Kinsey Boulevard
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 052-03
PARCEL 040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frances A. Cobb now known as Frances A. Davidson ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Bernice Scott ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> BEING Lot No. 1, on the plan of Marvin L. Winnett Subdivision, of record in Plat Book 6200, Page 914, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frances A. Cobb, unmarried, by deed from Marvin L. Winnett and wife, Marilyn L. Winnett of record in Book 8245, page 177, Register's Office for Davidson County, Tennessee, the said Frances A. Cobb is now known as Frances A. Davidson.
>
> Danny Ray Davidson joins in the execution of this instrument to convey his interest in the Property as spouse of Frances A. Davidson.

This is improved property known as 451 Kinsey Boulevard, Madison, TN 37115.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors 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.

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Witness our hands this the 28th day of November, 1995.

Frances A. Davidson

Frances A. Davidson

Danny Ray Davidson by Frances A. Davidson ATTY IN fact

Danny Ray Davidson by Frances A. Davidson, Attorney-in-Fact pursuant to Durable Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances A. Cobb now known as Frances A. Davidson, 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 28th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2706 11/29 0101 03CHECK 260.60

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Frances A. Davidson, to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Danny Ray Davidson and who acknowledged that she executed the same as the free act and deed of Danny Ray Davidson.

Witness my hand and official seal at office, this 28th day of November, 1995.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $68,000.00.

Bernice Scott

AFFIANT

Subscribed and sworn to before me this 28th day of November, 1995.

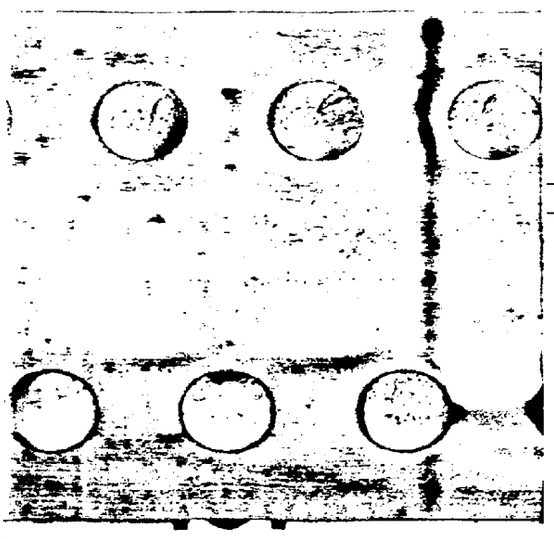
NOTARY PUBLIC

My Commission Expires: 9/18/99

012690







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9871 PG 963

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

11/29/95 01 13:06 0001 2706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125908

IDENTIFICATION REFERENCE

95 NOV 29 PM 1:05

THE LAND TITLE ASSOCIATION
DAVIDSON COUNTY, TN

No. 981223