FILE BOX #51-A

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

ADDRESS NEW OWNER:
Hartwell E. Price, Wanda Price, and Hilton Lee Price
710 Yowell Avenue
Nashville, TN 37115

SEND TAX BILL:
To Owner

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

MAP AND PARCEL:
MAP 52-2
GROUP
PARCEL 34

WARRANTY DEED

BOOK 9873 PG 757

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, **Joyce O. Scoggins, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hartwell E. Price and wife, Wanda Price and Hilton Lee Price, as joint tenants with the right of survivorship**, 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. 15 and the westerly 1/2 of Lot No. 16, Block "F", on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.
>
> Said lot and part of lot adjoin and front together 75 feet on the southerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.
>
> BEING the same property conveyed to Jack W. Scoggins and wife, Joyce O. Scoggins, by deed from A. J. Coleman and wife, Edith Coleman, as of record in Book 2105, page 263, Register's Office for Davidson County, Tennessee. The said Jack W. Scoggins having since died, the property is vested in Joyce O. Scoggins as a matter of law.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 710 Yowell Avenue, Madison, TN 37115.

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 Hartwell E. Price and wife, Wanda Price and Hilton Lee Price, as joint tenants with the right of survivorship, their heirs and

assigns, forever; and I, Joyce O. Scoggins, a widow, 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 9873 PG 758

Witness my hand this the 29th day of November, 1995.

Joyce O. Scoggins

Joyce O. Scoggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joyce O. Scoggins, a widow**, 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 29th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $79,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of November, 1995.

NOTARY PUBLIC

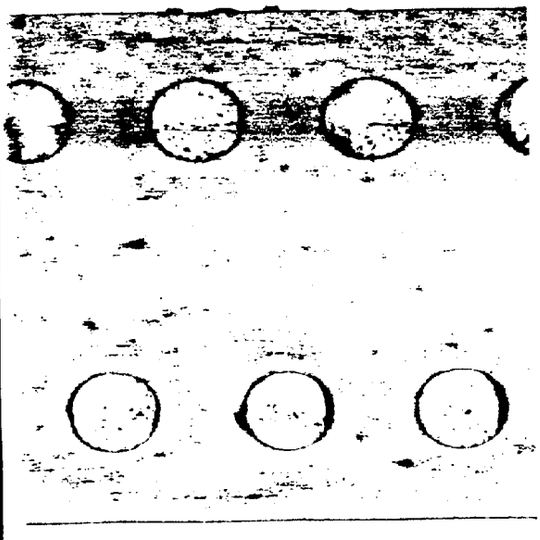
My Commission Expires: My Commission Expires MAR. 23, 1998

95 NOV 30 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0127446
IDENTIF. ↑ REFERENCE

11/30 0101 03CHECK 303.15

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

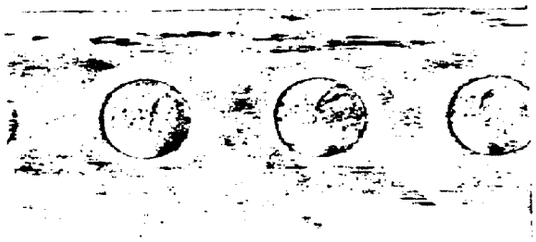
BOOK 9873 PG 759

RECEIVED OF _____

FOR _____

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

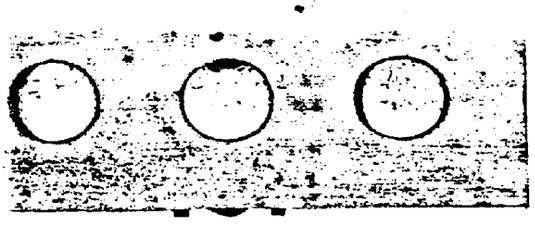
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	79500.00
CON TX	294.15
PRFEE	1.00
WDEED	8.00
TOTAL	303.15
CHECK	303.15

11/30/95 01 15:12 0001 3281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0127446
IDENTIF. ↑ REFERENCE

95 NOV 30 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981793