BOOK 9897 PG 560

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Donald Wayne Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 95

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Wayne Kemp (NAME)	First American National Bank (NAME)	MAP 44-5
319 Keeton Avenue (ADDRESS)	P.O. Box 305048 (ADDRESS)	PARCEL 44
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	

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, Bobby Joe Scott, Alvin Craig Scott, Gary Butler Scott, Margaret Corrine Scott Green, and Raymond B. Scott, Heirs of the Estate of Ila B. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Wayne Kemp, unmarried

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:

BEING Lot No. 36 on the Plan of Scenic View Subdivision, 4th Civil Distrct of Davidson County, Tennessee, prepared by W. W. Turner Company, Engineers on August 20, 1948, but not of record, and more particularly described as follows:

Starting with a concrete monument at the intersection of the H.E. Richardson property at the southeast corner, and a 20 ft. strip reserved by Nashville Industrial Corporation, on the plan of Scenic View Subdivision, the point of beginning and running thence the following courses and distances.

1. In a southeasterly direction along the southerly margin of the H. E. Richardson property a distance of 103.2 ft. to an iron pin in the westerly margin of Lot No. 37; thence

2. In a southwesterly direction along the westerly margin of Lot 37 for a distance of 141.0 ft. to an iron pin in the northerly margin of Keeton Avenue; thence

3. In a northwesterly direction along the northerly margin of Keeton Avenue for a distance of 96.6 ft. to an iron pin in the southeasterly margin of the 20 ft. strip reserved by Nashville Industrial Corporation; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 319 Keeton Avenue, Old Hickory, TN 37138
(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 our hand s this 21st day of December 19 95

Bobby Joe Scott
By Raymond Bennett Scott Atty-IN-FACT
Bobby Joe Scott

Alvin Craig Scott
By Raymond Bennett Scott Atty-IN-FACT
Alvin Craig Scott

Raymond B Scott
Raymond B. Scott

Gary Butler Scott
By Raymond B Scott Atty-IN-FACT
Gary Butler Scott

Margaret Corrine Scott Green
By Raymond B Scott Atty IN-FACT
Margaret Corrine Scott Green

BOOK 9897 PG 561

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond B. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, this 21st day of December, 1995.

My Commission Expires: 1-20-99

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond B. Scott, with whom I ~~am~~ personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Bobby Joe Scott, Alvin Craig Scott, Gary Butler, Margaret Corrine Scott Green, as their Attorny in Fact, as the free act and deed of the within named Bobby Joe Scott, Alvin Craig Scott, Gary Butler and Margaret Corrine Scott Green.

Witness my hand and official seat at Nashville, this 21st day of December, 1995.

My Commission Expires: 1-20-99

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

4. In a northeasterly direction along the margin of the 20 ft. strip reserved by Nashville Industrial Corporation for a distance of 140.0 ft. to a concrete monument and the point of beginning.

BEING the same property conveyed to Lois Scott and wife, Ila B. Scott by deed from Nashville Industrial Corporation, of record in Book 1972, Page 353, Register's Office for said County. The said Ila B. Scott now deceased, with Lois Scott having predeceased him. Ila B. Scott died intestate on December 6, 1994 and was survived by her children, Bobby Joe Scott, Alvin Craig Scott Gary Butler, Margaret Corrine Scott Green and Raymond B. Scott

Power of Attorney of record in Book 9604, page 362, said Register's Office.

95 DEC 22 PM 1:13
DAVIDSON COUNTY, TN.
0134753
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 563

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 12.00
TOTAL 185.05
CHECK 185.05

12/22/95 01 13:16 0001 1248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134753
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989650