BOOK 9970 PG 44 Box 58

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

X James R. Nolan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1996

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Nolan	Same	120
(NAME)	(NAME)	
416 Glengarry Drive	Same	5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		121
(CITY) (STATE) (ZIP)	(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, Estate of Margaret S. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Nolan

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. 138 on the Plan of Glengarry Park, Section 1, of record in Plat Book 2663, Page 72, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas C. Scott and wife, Margaret S. Scott by deed of record in Book 2907, Page 201, Register's Office for Davidson County, Tennessee. Thomas C. Scott predeceased Margaret S. Scott. Mamie S. Etter is authorized to convey the real estate by its will of Margaret S. Scott reference Rutherford County probate Will Book 28, Page 109.

This conveyance is subject to any and all existing restrictions and easements of record.

0157230
IDENTIF. & REFERENCE

96 MAR -6 AM 10:01
FELIX Z. WILSFORD REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 416 Glengarry Drive, Nashville, TN 37217
(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 1st day of March 1996

Estate of Margaret S. Scott

By: Mamie S. Etter

Mamie S. Etter, Executrix

DCTN01WC

STATE OF TENNESSEE

BOOK 9970PG 45

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 Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mamie S. Etter and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and _____ respectively of the Estate of Margaret S. Scott the within named bargainor, ~~and corporation~~, and that she as such Executrix 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 Mamie S. Etter as such Executrix, and attesting the same by the said _____ as such _____.

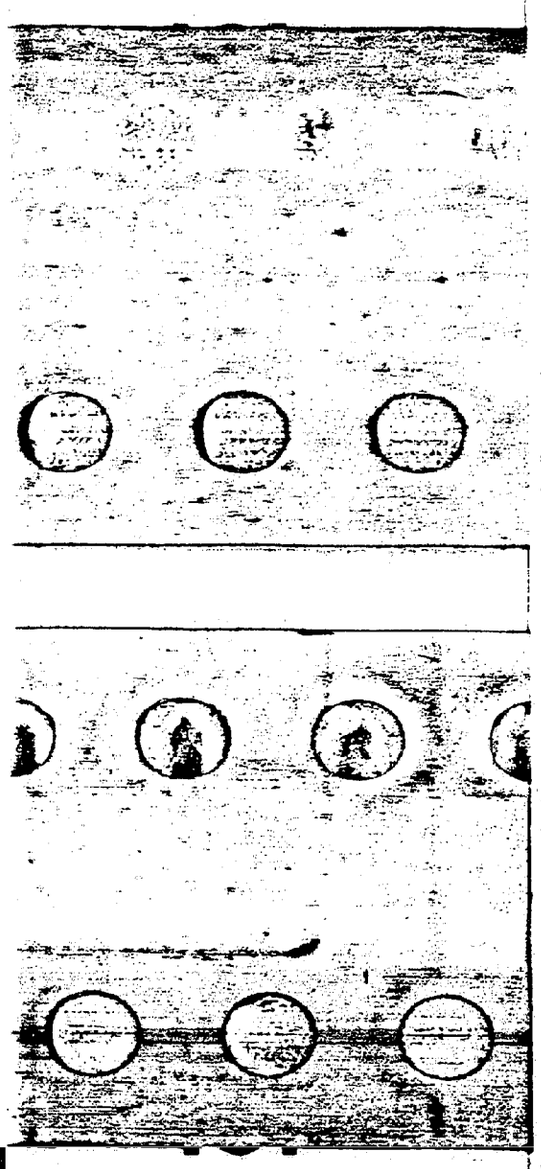
Witness my hand and official seal at office at Nashville Tenn. on this the 21st day of March 19 96.

My commission expires October 9, 1999

Darcy B Tate
Notary Public

5314 03/06 0101 03CHECK 293.90

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9970 PG 46

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

03/06/96 01 10:04 0001 5314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157230
IDENTIF. # REFERENCE

96 MAR -6 AM 10: 0

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013427