File Box 9B
First Title and Escrow Co., Inc.

WARRANTY DEED

9992-688

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
25th Flr, Nashville City Center
Nashville, Tennessee 37219

File No. 13337

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DONALD L. RIIS	NEW OWNER	54-13
(NAME)	(NAME)	
120 Bowstring Drive		50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN. 37075		LW 00070
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CLARA L. SCOTT , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD L. RIIS AND WIFE, SANDRA L. RIIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly part of the southerly part of Lot 17 of Section 1 on the plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliotts property known as dupontonia, as of record in Book 843, page 56, Register's Office for said County, described according to a survey by Z. J. Wilkinson, Surveyor, December 6, 1961, as follows: to-wit:

Beginning at an iron pin in fence line, corner to H. M. Bingham; running thence with the fence and the easterly line of Lot 17, South 0 deg. 02 min. West 248 feet to an iron pin at base of Hackberry, said iron pin being located 83.6 feet north of the original south corner of Lot 17; thence, North 35 deg. 25 min. West 224 feet, with a line 40 feet easterly of said center line, to an iron pin, corner of H. M. Bingham; thence, with Bingham's southerly line, North 63 deg. East 146 feet to the beginning.

Being the same property conveyed to W. E. Scott and wife, Clara L. Scott by deed from Houston M. Bingham and wife, Dollie Frances Bingham of record in Book 101, page 818, Register's Office for Davidson County, Tennessee. The said W. E. Scott having since died, and title being further vested in Clara L. Scott, unmarried, by quitclaim deed of record in Book 8635, page 786, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1996, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 3375, page 65; (3) Easements of record in Book 924, page 121 and Book 975, page 289; and (4) All matters appearing on the plan of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3862 Old Hickory Boulevard, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of March, 19 96

Clara L. Scott By E. Earl Scott

CLARA L. SCOTT
BY: E. EARL SCOTT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN
BOOK 9743, PAGE 417, REGISTER'S
OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ 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, E. EARL SCOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CLARA L. SCOTT and is authorized by the said CLARA L. SCOTT to execute this instrument on her behalf.

Witness my hand, at Office, this 25th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 96

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

9992-689

016447 2

IDENTIF. & REFERENCE

WARRANTY DEED

96 MAR 27 AM 11:18

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

FROM CLARA L. SCOTT

TO DONALD L. RIIS AND WIFE, SANDRA L. RIIS

1115 03/27 0101 03CHECK 212.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____ BOOK 9992 PG 690

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

03/27/96 01 11:20 0001 3115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164472
IDENTIF. & REFERENCE

96 MAR 27 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021142