File Box 9-B
First Titleand Escrow Company, Inc.

WARRANTY DEED

BOOK 10060 PG 342

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13893

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBRA A. BROWN (NAME)	NEW OWNER (NAME)	82-16
802 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	335
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W6155

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, DAVID EVAN SCOTT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBRA A. BROWN, married

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 part of Lot No. 124 on the Plan of J.S. Williams' Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County, described according to a survey prepared by John Kohl, Surveyor, dated September 9, 1977, as follows:

Beginning at a point in the southeast margin of Boscobel Street, said point being located 11.25 feet in a northeasterly direction from the common front corners of Lots 123 and 124; thence in a northeasterly direction and with the said margin of said Street, 38.75 feet to a point, the common front corners of Lots 124 and 125; thence with a line between said lots and in a southeasterly direction 175 feet to a point in the northwesterly margin of a 20 foot alley and also being the southwesterly rear corner of Lot No. 125; thence with the northwesterly margin of said alley and in a southwesterly direction 50 feet to a point, the common rear corner of Lots 123 and 124; thence partially with the line between Lots 123 and 124, as shown on said survey the following distances: In a northwesterly direction 81.25 feet to a point; thence in a generally northerly direction 47.8 feet to a point; thence in a northwesterly direction 47.25 feet to a point located 11.25 feet in a northeasterly direction from the common front corners of Lots 123 and 124, the point of beginning.

Being the same property conveyed to David Evan Scott by Installment deed from Wyndoleen Gwen Smith Hackett of record in Book 7120, page 601, said Register's Office. David Evan Scott has since married and divorced Linda Victoria Shadix Scott by Final Decree, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 95D-1549, dated December 15, 1995. Linda Victoria Shadix Scott has subsequently conveyed her interest in said property David Evan Scott by Quitclaim Deed of record in Book 9916, page 986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 21, page 45, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 802 Boscobel Street, Nashville, Tennessee 37206

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 21st day of May, 19 96

David Evan Scott

DAVID EVAN SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10060 PG 343

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

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

Witness my hand at office, this 21st day of May 19 96

My commission expires 11/20/96 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 _____

IDENTIF. & REFERENCE

96 MAY 24 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

018948

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Barbara A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

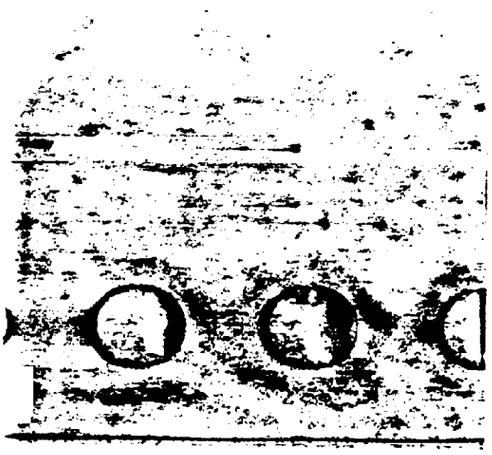
FROM DAVID EVAN SCOTT

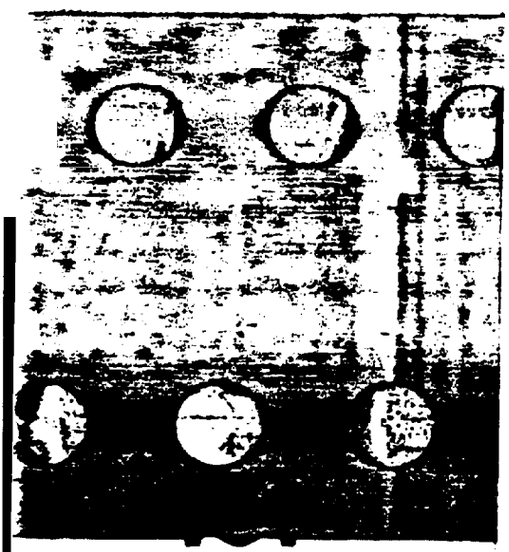
TO BARBRA A. BROWN

5106 05/24 0101 03CHECK 138.30

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 10060 PG 344

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

05/24/96 01 10:32 0001 5106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184948
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043030