BK. 10089 PG. 525

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 104,900.00

Tammy D. Scott
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 10th day of June 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAMMY D. SCOTT 1023 McMahan Avenue Nashville, Tennessee 37216	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 61-11 PARCEL 82

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND NINE HUNDRED AND NO/100---------- ($ 104,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, PAULA LAVONNE GRIFFIN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TAMMY D. SCOTT AND HUSBAND, DONALD K. SCOTT

hereinafter called the Grantee s, 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. 25 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 100.0 feet on the northerly margin of McMahan Avenue and extends back between parallel lines 296.0 feet to a dead line in the rear.

BEING the same property conveyed to Melvin W. Griffin, Jr. and wife, Paula R. Griffin by deed from Louise C. Davis of record in Book 7982, page 722, Register's Office for Davidson County, Tennessee; the said Melvin W. Griffin, Jr. and Paula R. Griffin having since divorced and by Final Decree of Divorce, Docket No. 95D-936, Fourth Circuit for Davidson County, Tennessee, and recorded in Book 9921, page 210, said Register's Office, subject property was vested in Paula Lavonne Griffin a/k/a Paula R. Griffin and by Quitclaim Deed from Andy Knight and Jon Hasenfuss of record in Book 10083, page 667, said Register's Office.

This is improved property known as 1023 McMahan Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of June, 19 96.

PAULA LAVONNE GRIFFIN

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 PAULA LAVONNE GRIFFIN, UNMARRIED, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19____.

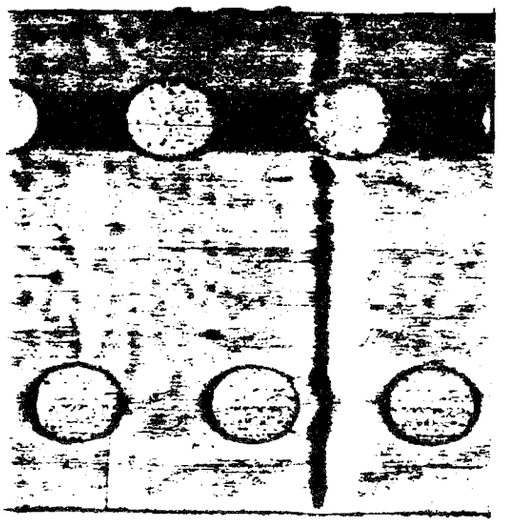
My Commission Expires: _____

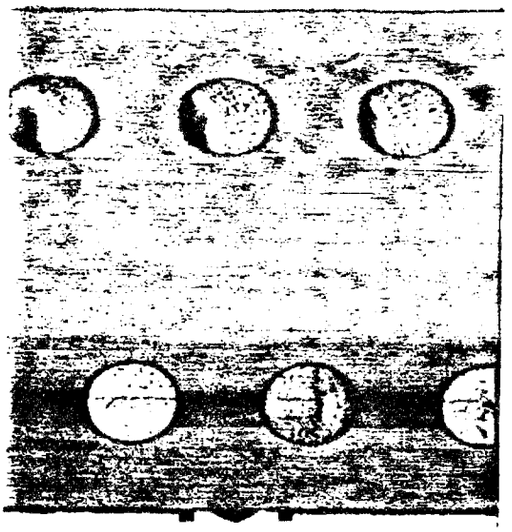
Notary Public

0193651
IDENTIFICATION REFERENCE

95 JUN 18 AM 9:36
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4510 06/18 0101 03CHECK 397.13





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 527

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
				104900.00
				CON TX 388.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 397.13
				CHECK 397.13
06/18/96	01			09:37 0001 4518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193651
IDENTIF. & REFERENCE

96 JUN 18 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052321