26

WARRANTY DEED

BOOK 10130 PG 583

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the 17th day of July, 1996 by and between

J. KIRK SCOTT, UNMARRIED ,

hereinafter referred to as Grantor, and

CHERYL L. GRACY, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LOCATED IN MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LOT NO. 142, SEQUOIA VALLEY SUBDIVISION, SECTION 3, OF RECORD IN BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE A COMPLETE AND ACCURATE DESCRIPTION.

BEING ALL OF THE SAME PROPERTY CONVEYED TO J. KIRK SCOTT AND WIFE, LINDA K. SCOTT BY DEED FROM SECRETARY OF VETERANS AFFAIRS OF RECORD IN BOOK 7833 PAGE 532 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED OF RECORD IN BOOK 10097, PAGE 385, SAID REGISTER'S OFFICE, LINDA K. SCOTT CONVEYED THE HEREIN DESCRIBED PROPERTY TO J. KIRK SCOTT.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

J. KIRK SCOTT

0206750

IDENTIFICATION REFERENCE

96 JUL 24 PM 12:17 REGISTER DAVIDSON COUNTY, TN.

INDIVIDUAL

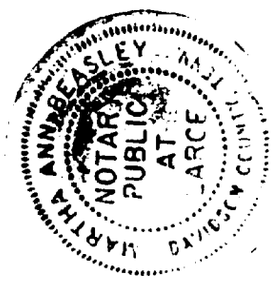
STATE OF TENNESSEE)
COUNTY OF DAVIDSON')

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **J. KIRK SCOTT, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **July, 1996.**

Notary Public

Commission Expiration: 5/30/99



STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

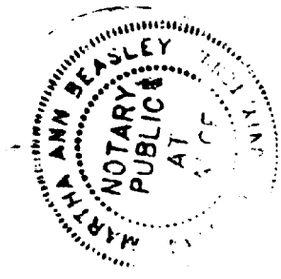
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$98,200.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **17th** day of **July, 1996.**

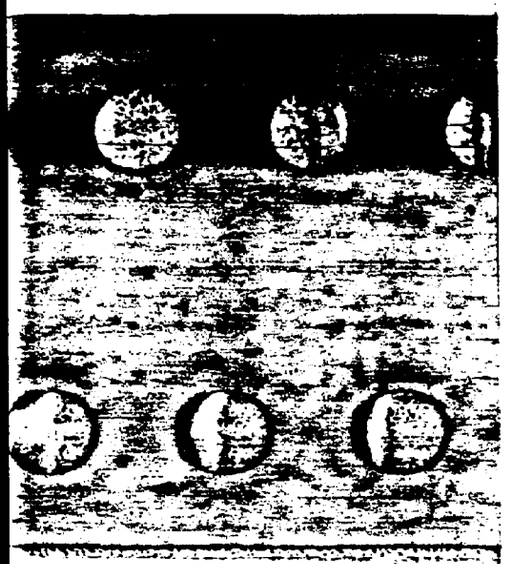
Notary Public

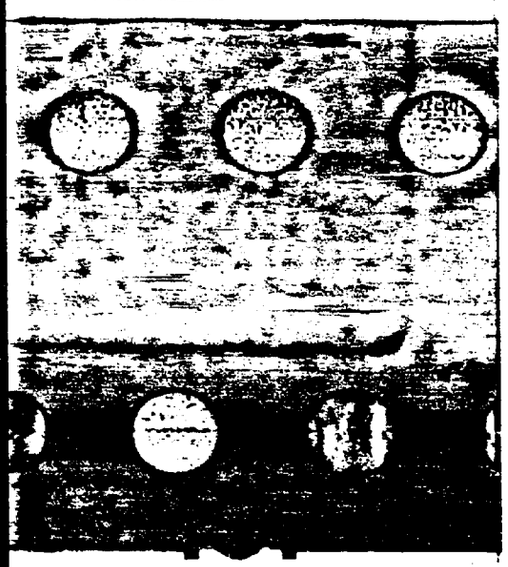
Commission Expiration: 5/30/99



RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	SAXON MORTGAGE 4880 COX ROAD GLEN ALLEN, VA 23060	508 CANTON PASS MADISON, TN 37115 MAP PARCEL NUMBER

3658 07/24 0101 03CHECK 372.34





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

RECEIVED OF _____

FOR _____

BOOK 10130 PG 585

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 98200.00
CON TX 363.34
PRFEE 1.00
WDEED 8.00
TOTAL 372.34
CHECK 372.34

07/24/96 01 12:28 0001 8658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206750
IDENTIF. ↑ REFERENCE

96 JUL 24 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066283