0221024

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 SEP -4 AM 11:23

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 38097
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francine Scott 1123 Lipscomb Drive Nashville, TN 37204	Signet Mortgage Corporation 101 Gateway Centre Pkwy. 6th Fl. Richmond, VA 23235

TAX MAP-PARCEL NUMBERS: 131-12-016

BOOK 10177 PG 444

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Randolph Tice, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francine Scott, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Lea Gran Estates of record in Book 2083, page 88, Register's Office for said County.

SAID Lot No. 26 fronts 148 feet on the broken southerly margin of Lipscomb Drive and extends back 221 feet on the easterly line and 272.9 feet on the westerly line to a dead line in the rear, measuring 194.7 feet thereon.

BEING the same property conveyed to William Randolph Tice and wife, Edna E. Tice by deed from Harry I. Holland and wife, Louise C. Holland of record in Book 2344, page 317, Register's Office for said County. Edna E. Tice has since died leaving William Randolph Tice as the surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1123 Lipscomb Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1996.

William Randolph Tice

William Randolph Tice

BOOK 10177 PG 445

State of Tennessee
County of Davidson

On this 28th day of August, 1996, before me the undersigned authority, personally appeared **William Randolph Tice**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 288000.00

Affiant

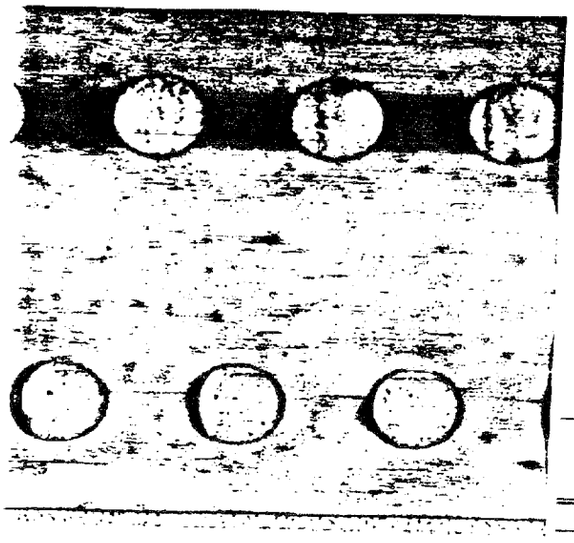
Sworn and subscribed before me on the 28th day of August, 1996.

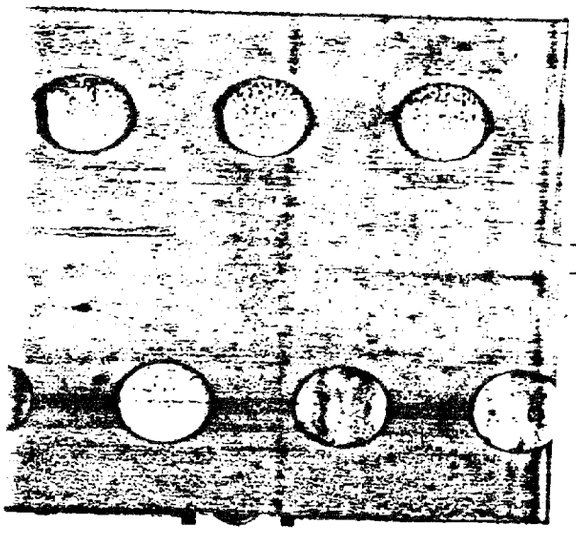
Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

3953 09/04 0101 03CHECK 1074.60





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

RECEIVED OF _____

FOR _____

BOOK 11177 PG 446

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				288000.00
			CON TX	1065.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1074.60
			CHECK	1074.60
09/04/96	01		11:24 0001	3953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 SEP -4 AM 11:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0221024
IDENTIF. # REFERENCE

No.1026456