0243283

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 NOV -4 PM 2:38

REGISTER
DAV. CO., TENN.

W & I Ref: (jc) Title No: 38307
Dav. Co. File: Box 8

BOOK 10248 PG 665

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip F. Scorsone Judith M. Scorsone 3263 Priest Woods Drive Nashville, TN 37214	Source One 404 BNA Drive, Ste. 300 Nashville, TN 37217-2521

TAX MAP-PARCEL NUMBERS: 108-16-196

WARRANTY DEED

7735 11/04 0101 DEDHEDN 286.00

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 **Wyman Townsel and spouse, Betty H. Townsel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip F. Scorsone and spouse, Judith M. Scorsone,** 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. 22B on the plan of zone lot division Lots 21, 22, 23, 35, 38 of Section 1 Percy Priest Woods of record in Book 5200, page 472 and amended in Book 5200, page 714, Register's Office for said County.

SAID Lot No. 22B fronts 26.61 feet on the southerly margin of Priest Woods Drive and extends back 126.55 feet on the northwesterly line and 119.36 feet on the easterly line to a dead line in the rear, measuring 68.24 feet thereon.

BEING the same property conveyed to Wyman Townsel and wife, Betty H. Townsel by deed from James W. Reed, Jr. and wife, Carol C. Reed of record in Book 9531, page 984, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to restrictive covenants of record in Book 5984 Page 865, Book 6020, page 270 and Book 6097, page 11 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Wyman Townsel and Betty H. Townsel by William U. Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3263 Priest Woods Drive, Nashville, TN 37214

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 1st day of November, 1996.

Wyman Townsel

Wyman Townsel, By: William U. Smith, Atty-In-Fact

Betty H Townsel

Betty H. Townsel, By: William U. Smith, Atty-In-Fact

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: $ 74000.00

Affiant

Sworn and subscribed before me on the 1st day of November, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 5-28-2000

BOOK 10248 PG 667

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 **William U. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Wyman Townsel and Betty H. Townsel**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of November, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Wyman Townsel and Betty H. Townsel

TO: Phillip F. Scorsone and Judith M. Scorsone

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

William U. Smith, Affiant

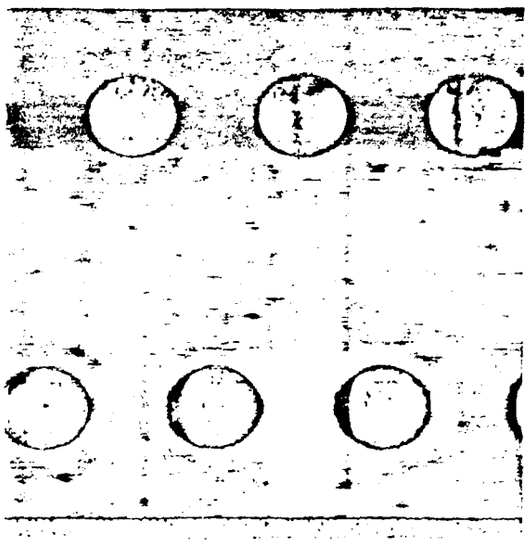
Sworn to and subscribed before me this

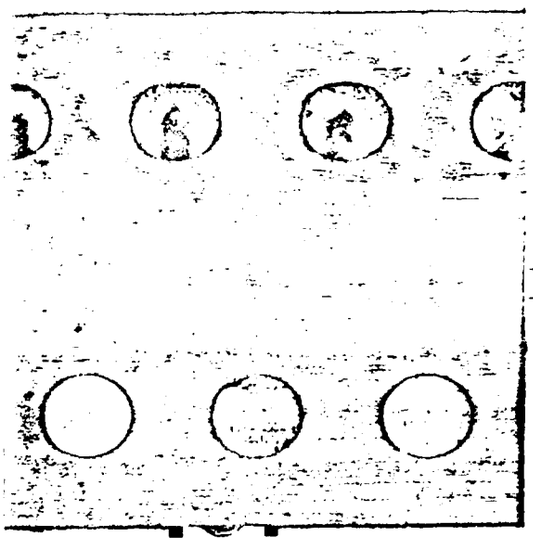
1st day of November, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000





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

RECEIVED OF _____

FOR _____

BOOK 10248 PG 668

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	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	12.00
TOTAL	286.80
CHECK	286.80

11/04/96 01 14:42 0001 7735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243283
IDENTIF. & REFERENCE

96 NOV -4 PM 2:39
REGISTER
DAVIDSON COUNTY, TN.

No. 1084667