PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 10324 PG 609

ADDRESS NEW OWNER:
Steve Dan Scrivener
864 Norwalk Avenue
Nashville, TN 37214

MORTGAGEE:
PNC Mortgage Corp. of America
440 North Fairway Drive
Vernon Hills, IL 60060

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 108-4-23

97 JAN 21 AM 11:59
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0265552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roy C. Neal and wife, Teresa Neal,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steve Dan Scrivener and wife, Lisa A. Scrivener,** hereinafter called the Grantees, their 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 Lot No. 59, on the Plan of Section Two, Larchwood, as shown on plat of record in Plat Book 5200, Pages 57, 58, and 59 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Roy C. Neal and wife, Teresa Neal, by deed from Herschell C. Pruett and Frank M. Pruett, d/b/a Chase Construction Company, of record in Book 7394, page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 864 Norwalk Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5158, page 918, and in Book 5479, page 443, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 15th day of January, 1997.

ROY C. NEAL

TERESA NEAL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy C. Neal and wife, Teresa Neal**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 5-5-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

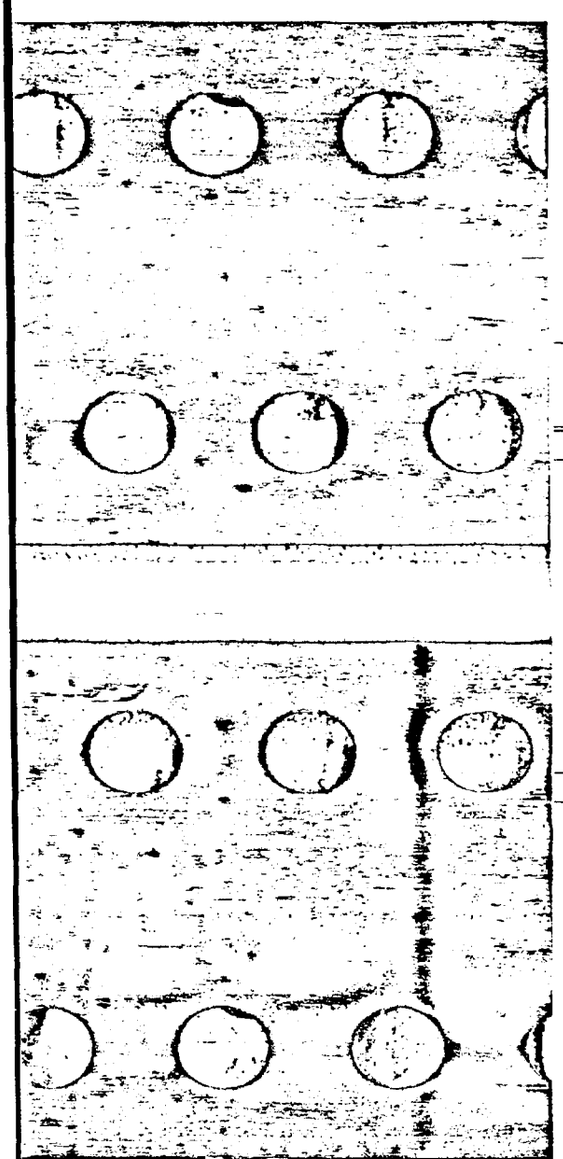
AFFIANT

Subscribed and sworn to before me
this 15th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 5-5-98

6303 01/21 0101 03CHECK 397.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10324 PG 611

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

01/21/97 01 12:03 0001 6303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265552
IDENTIF. ↑ REFERENCE

97 JAN 21 AM 11:59

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

No. 1109295