WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly L. Koupal-Scovel	Franklin National Bank	134-13 108
3 3 West End (NAME) Avenue ~~4809 Linbar Drive~~	(NAME) 230 Public Square	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37211~~ 37203	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wakefield Investments, a partnership composed of David F. Osborne and Roy B. Osborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly L. Koupal-Scovel and husband, Clark A. Scovel

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, TN, being Lot No. 194 on the Plan of Kenilworth Estates, Section Four, of record in Book 3300, Pages 34, 35 and 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wakefield Investments, a partnership composed of David F. Osborne and Roy B. Osborne, by deed from David H. Hardison and wife, Saundra S. Hardison, of record in Book 5777, Page 606, Register's Office for Davidson County, TN.

Subject to restrictions in Book 3316, page 339, and all matters on the plan of record.

BOOK 10337 PG 809

2584 02/03 0101 03CHECK 260.23

0269585

IDENTIF. & REFERENCE

97 FEB -3 PM 2:25

FELIX A. HUDSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4809 Linbar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of January 19 97

Wakefield Investments, a partnership composed of David F. Osborne and Roy B. Osborne

By:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David R. Osborne, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Wakefield Investments, a partnership, and he is authorized by Wakefield Investments, a partnership, to execute this instrument on its behalf.

Witness my hand and official seal at Brentwood, TN, this 31st day of January, 1997.

Notary Public

My commission expires: 1/29/2000

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10337 PG 811

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 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 8.00
TOTAL 260.23
CHECK 260.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/97 01 14:27 0001 2584

0269585
IDENTIF. & REFERENCE

97 FEB -3 PM 2:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113105