BOOK 10754 PG 760

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 1998

Notary Public

My Commission Expires: 1-29-2001

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT M. BANE 2509 Belmont Boulevard Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND NO/100- ---------- ($ 285,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , W. BLAIR CHILDREY, JR., UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto SCOTT M. BANE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 60.0 feet of Lot No. 181 and the northerly 40.0 feet of Lot No. 182 on the Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 181 and 182 front together 100.0 feet on the westerly side of Belmont Boulevard and run between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to W. Blair Childrey, Jr. and wife, Margaret Lemm Childrey, by deed from D. Boudeleaux Bryant and wife, Felice Scaduto Bryant, of record in Book 5991, page 108, Register's Office for Davidson County, Tennessee; the said Margaret Lemm Childrey having since died.

PICK-UP

98 JAN 12 AM 11:11
FELIX E. DAVIS, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0389233

This is improved property known as 2509 Belmont Boulevard, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 9th day of January, 19 98.

W. Blair Childrey Jr.

W. BLAIR CHILDREY, JR.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 W. BLAIR CHILDREY, JR., UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 1998.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

10/4 01/12 0101 03CHECK 1063-50

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

RECEIVED OF _____

FOR _____

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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
285000.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1054.50
PRFEE 1.00
WDEED 8.00
TOTAL 1063.50
CHECK 1063.50
01/12/98 01 11:18 0001 1064

0389233
IDENTIF. & REFERENCE

8 JAN 12 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241723