**THIS INSTRUMENT PREPARED BY:**

Mad

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

**STATE OF TENNESSEE)** BOOK 10914 PG 760
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April 1998

Notary Public

My Commission Expires: 9-29-2001

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

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| SCOTT M. BANE<br>3514 West End Avenue<br>Nashville, Tennessee 37205 | SOUTHTRUST MORTGAGE CORPORATION<br>5409 Maryland Way Suite 100<br>Brentwood, Tennessee 37027 | MAP 104-9<br>PARCEL 156 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100------ ($ 250,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ALBERT C. PREROST, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SCOTT M. BANE AND KEITH W. MERRILL, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 61 of Block 3, Division "A", Richland Realty Company's Subdivision as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 61 fronts 50.0 feet on the northerly side of West End Avenue and extends back 200.0 feet, more or less, to a dead line, measuring 44.75 feet, more or less, on the rear line.

BEING the same property conveyed to Albert C. Prerost by deed from James V. Blevins, as Trustee of the James V. Blevins Revocable Trust, of record in Book 9909, page 317, Register's Office for Davidson County, Tennessee.

FELIX Z. ELLIS, JR., REGISTER
DAVIDSON COUNTY, TN.
98 MAY -5 AM 8:47

IDENTIF. & REFERENCE
0433336

This is improved property known as 3514 West End Avenue, Nashville, Tennessee 37205

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has 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 Block 3, Division "A", Richland Realty Company's S/D of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of April, 19 98.

ALBERT C. PREROST

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 ALBERT C. PREROST, 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 30th day of April, 1998.

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 _____.

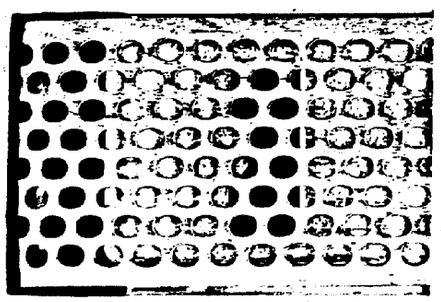
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

2428 05/05 0101 03CHECK 934.00

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



RECEIVED OF _____

FOR _____

BOOK 10914 PG 762

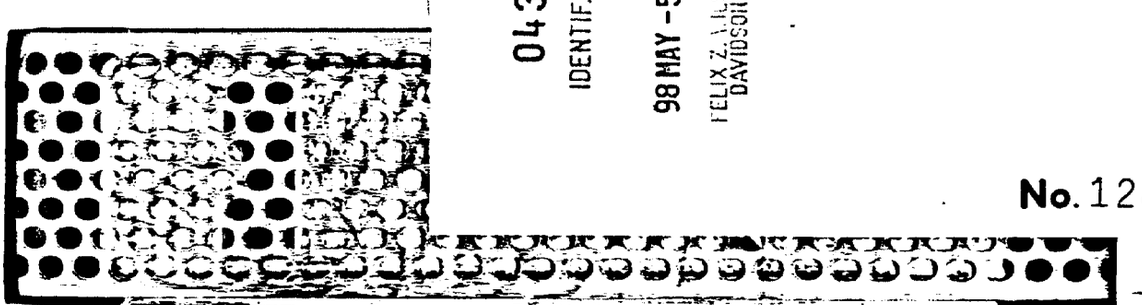
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 250000.00 |
| | | | CON TX | 925.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 934.00 |
| | | | CHECK | 934.00 |
| 05/05/98 | 01 | 08:50 | 0001 | 2428 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0433336
IDENTIF. # REFERENCE

98 MAY -5 AM 8:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



**No.** 1288493