BOOK 10940 PG 595

Mail

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Frank Smith and wife,
Betty Smith
1014 Alice Street
Nashville, TN. 37218

SEND TAX BILLS:
Same

Map 70-7, Parcel 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **CYNTHIA SCOTT SEDINE, TAMMY SCOTT STEVENS, KATHY SCOTT KNUTSON AND RICKEY LEE SCOTT,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey the following described property unto **FRANK SMITH and wife, BETTY SMITH, as Tenants by the Entireties,** the following described property to wit:

BEING the southerly 200 feet of the easterly 50 feet of Lot No. 20 on the Map of J.S. Spurlock's Land, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

BEGINNING in the center of Alice Avenue, at the southeast corner of the property conveyed to John Martin and wife, by deed from M.H. Webb and wife, of record in Book 3034, Page 40, Register's Office for said County; thence northwardly 200 feet; thence eastwardly 50 feet to the westerly line of Lot No. 21, thence with the line between Lots Nos. 20 and 21 southwardly 200 feet to the center of Alice Avenue; thence with said Avenue; westwardly 50 feet to the beginning.

BEINGthe same property conveyed to George D. Scott by Deed from George D. Scott and Martha K. Stuart, tenants in common and Barnell D. Stuart, Sr., husband of Martha K. Stuart of record in Book 5798, page 541, Register's Office for Davidson County, Tennessee. The said George D. Scott is deceased having died on May 30, 1997. As evidenced in the Last Will and Testament of George Daniel Scott. which was probated in the office of the Clerk of the Probate Court in Case No. 98P432, the above described property is now vested in Cynthia Scott SEDINE, Tammy Scott Stevens, Cathy Scott Knutson and Rickey Lee Scott.

Said conveyance is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 1997 are to be paid by the Grantors named herein.
Taxes for 1998 are to be prorated and paid by the Grantees named herein.

Possession to be given date of deed.

044054

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 1 day of May, 1998.

Cynthia Scott Sedine
CYNTHIA SCOTT SEDINE

Tammy Scott Stevens
TAMMY SCOTT STEVENS

Kathy Scott Knutson
KATHY SCOTT KNUTSON

Ricky Lee Scott
RICKEY LEE SCOTT

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public for said County and State, **CYNTHIA SCOTT SEDINE,** with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 11th day of May, 1998.

NOTARY PUBLIC

IRVING S. SANDERS
COMM. #1068039
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My Comm. Expires
DECEMBER 22, 1999

My Commission Expires: 12/22/99

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **TAMMY SCOTT STEVENS,** with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 19th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 3/30/1999

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554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-3537

STATE OF NORTH DAKOTA
COUNTY OF Mercer

Personally appeared before me, the undersigned, a Notary Public for said County and State, **KATHY SCOTT KNUTSON,** with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 13 day of May, 1998.

Pamela Clooten
NOTARY PUBLIC

PAMELA CLOOTEN * NOTARY PUBLIC * STATE OF NORTH DAKOTA

My Commission Expires: 3/22/2000

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **RICKEY LEE SCOTT,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 14th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 3/30/1999

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Frank Smith
AFFIANT

Subscribed and sworn to before me this the 14th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 3/30/1999.

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

d:\r\scott.wd

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

RECEIVED OF _____

FOR _____

BOOK 10940 PG 598

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

05/21/98 01 09:33 0001 0097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

044054 I
IDENTIF. # REFERENCE
98 MAY 21 AM 9:32
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1296074