BOX 15

WARRANTY DEED

BOOK 11050 PAGE 481

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July, 98

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle M. Carstens (NAME)	NationsBanc Mortgage Corporation (NAME)	104-16 #100
1706-B Ashwood Avenue (ADDRESS)	P.O. Box 353 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Heather Sheila Scott and Thomas R. Scott, joint tenants with the right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle M. Carstens, unmarried

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 Unit A. Zone Lot, west part of Lot 148, Belmont Land Company's Plan of Lots, as of record in Book 6200, page 327, Register's Office for Davidson County, Tennessee.

Said Unit A fronts 25.69 feet on the northerly side of Ashwood Avenue and runs back a total of 174.80 feet on the easterly line and 174.34 feet on the westerly line in the rear which measures 25.69 feet thereon.

Being the same property conveyed to Heather Sheila Scott and Thomas R. Scott, joint tenants with the right of survivorship, by deed from Thuridur Erla H. Anderson and spouse, Kristinn Anderson, as of record in Book 8878, page 479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Damon Evan Jones, husband of Heather Sheila Scott, and Bonnie Kime Scott, wife of Thomas R. Scott, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

98 AUG -4 PM 1:43

RECEIPT # REFERENCE

04705844

unimproved ( )
This is improved (X) property, known as 1706-B Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2234 01 03CHECK 63

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 hand s this 29th day of July 19 98

Heather Sheila Scott by Dan Evan Jones atty in fact — Damon Evan Jones

Thomas R. Scott by Dan Evan Jones atty in fact — Bonnie Kime Scott by Dan Evan Jones atty in fact

Thomas R. Scott — Bonnie Kime Scott

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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 Damon Evan Jones

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 at Nashville, Tennessee, this 29th day of July, 1998.

Commission expires April 22, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 1998, before me personally appeared Damon Evan Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Heather Sheila Scott, Thomas R. Scott and Bonnie Kime Scott and acknowledged that he executed the same as the free act and deed of said Heather Sheila Scott, Thomas R. Scott and Bonnie Kime Scott. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1998.

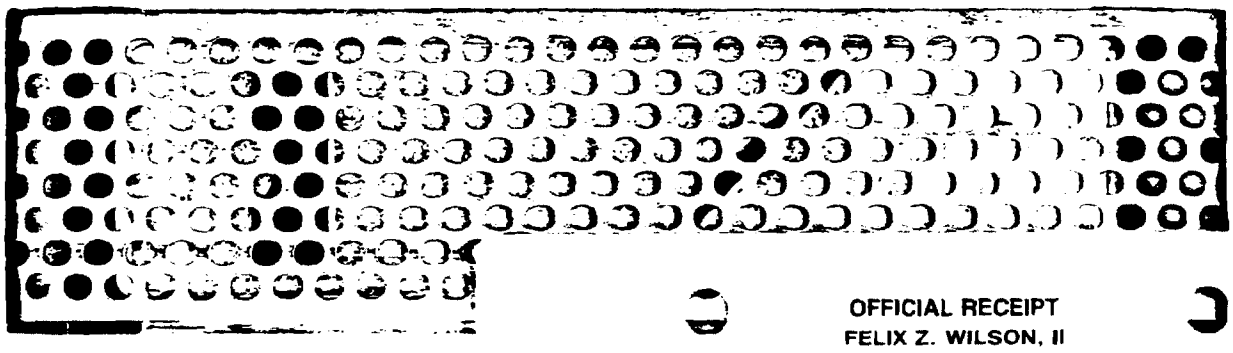
My Commission Expires:
April 22, 2001

NOTARY PUBLIC

Warranty Deed from Heather Sheila Scott and Thomas R. Scott, to Michelle M. Carstens.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

0470584



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

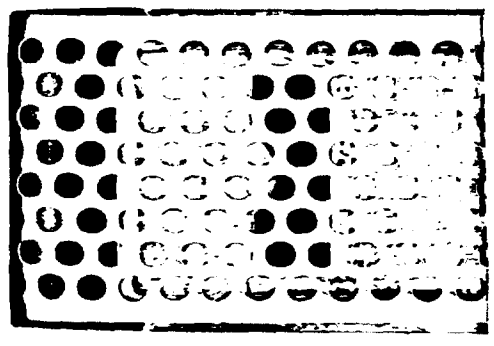
RECEIVED OF _____

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	114500.00
CON TX	423.65
PRFEE	1.00
[illegible] BANK	8.00
CFEE	2.00
TOTAL	434.65
CHECK	434.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/04/98 01 13:44 0001 2234

0470584
IDENTIF. # REFERENCE

93 AUG -4 PM 1:42

REGISTER
DAVIDSON CO. TN.

No.1327931