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This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Duane Alan Scott, and wife, **Nell Christine Scott** **104 Park Glen Drive** **Nashville, Tennessee 37027**	**Owner**	**131-08-0-D-104.00**

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0071052

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $225,000.00

Nell Christine Scott
Affiant

Subscribed and sworn to before me this 28th day of July 1998.

Thos. L. Cotton
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 2/23/2002

WITNESSETH

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert Douglas Richter,** unmarried, ("Grantor"), by these presents, does hereby sell, grant, transfer and convey to **Duane Alan Scott, and wife, Nell Christine Scott,** ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

This conveyance is subject to all restrictions, easements, zoning, planning and health ordinances and regulations that may effect the premises, including but not limited to the Master Deed of record in Book 6578, page 379, By-Laws of record in Book 9473, page 100, and the Plat of record in Book 6250, page 188, Register's Office for Davidson County, Tennessee; as well as all real property taxes for 1998, which have been prorated and assumed by Grantees.

This is improved property known as 104 Park Glen Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever.

AND Grantor does hereby covenant with said Grantees, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned, if any.

AND Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by or through Grantor.

IN WITNESS WHEREOF, the said Robert Douglas Richter has hereunto set his hand by and through his Attorney-in-Fact, Robert Dudley Smith, Jr., on this the 28th day of July 1998.

GRANTOR:

Robert Douglas Richter

By: Robert Dudley Smith, Jr.
Robert Dudley Smith, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Robert Dudley Smith, Jr. to me known to be the Attorney-in-Fact for Robert Douglas Richter, the Grantor herein, and who acknowledged that he executed the foregoing instrument by and on behalf of the said Robert Douglas Richter for the purposes stated therein.

Witness my hand and seal this 28th day of July 1998.

Notary Public

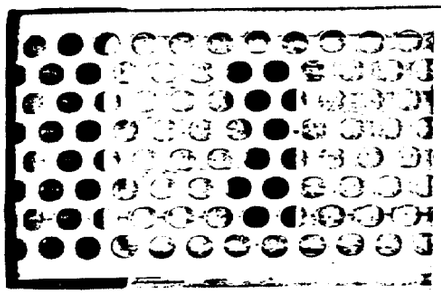
My Commission Expires: 2/23/2002

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 104 of Park Glen Condominiums, a horizontal property regime established by Master Deed of record inBook 6578, page 379, the Plat of which is of record in Plat Book 6250, page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert Douglas Richter and wife Cynthia Cheryl Richter by deed from The Richter Co., Inc., of record in Book 6603, page 851, and further being the same property conveyed to Robert Douglas Richter by quitclaim deed from Cyndi B. Richter of record in Book 9194, page 997, Register's Office for Davidson County, Tennessee. (Cynthia Cheryl Richter and Cyndi B. Richter are one and the same person.)

2710 08/05 0101 03CHECK 847.50



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

RECEIVED OF _____

FOR _____

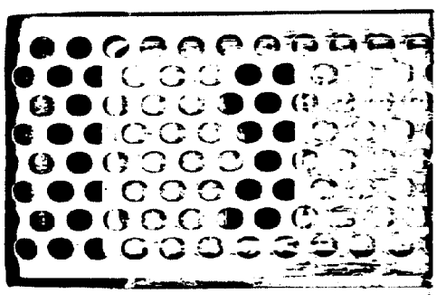
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	847.50
CHECK	847.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 2710



0471052
IDENTIF. & REFERENCE

98 AUG -5 AM 10:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1328304