Fee Box
51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
R. Scott Mays
514 Davis Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

BOOK 11071 PAGE 376

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 103-8A
GROUP
PAR. 33.00 (CO)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ethel C. Allen, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **R. Scott Mays, 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:

(SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION)

This is improved property known as 4425 Westlawn Dr., Unit B-306, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. Scott Mays, unmarried, his heirs and assigns, forever; and I, Ethel C. Allen, a widow, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of August, 1998.

Ethel C. Allen

Ethel C. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ethel C. Allen, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of August, 1998.

Aubrey Freddie Clay

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

AUBREY FREDDIE CLAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $67,500.00.

R. Scott May

AFFIANT

Subscribed and sworn to before me this 17th day of August, 1998.

Aubrey Freddie Clay

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

AUBREY FREDDIE CLAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

37.50 98 13 2:01 03CHECK 264.75

EXHIBIT A

Being a certain condominium apartment located in Davidson County, Tennessee, and being Unit B-306, Westlawn Green, 4425 Westlawn Drive, as shown on the plat of record in Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

BEING the same property conveyed to Ethel C. Allen, a widow, by Quitclaim Deed from Paul R. White, Trustee, as of record in Book 6356, page 889, Register's Office for Davidson County, Tennessee.

04766 15
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11071 PAGE 379

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	67500.00
			CON TX	249.75
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	264.75
			CHECK	264.75

08/13/98 01 14:58 0001 8767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG 18 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04766115
IDENTIF. # REFERENCE

No. 1334277