FILE BOX 45

# WARRANTY DEED

BOOK 11218 PAGE 685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,600.00

Clayvon D. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 98

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clayvon D. Scott (NAME) | SunTrust Bank, Nashville, N.A. (NAME) | MAP 72-4 |
| 1703 Golf Street (ADDRESS) | P.O. Box 305110 (ADDRESS) | PARCEL 161 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37230-5110 (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, Kenneth E. Smith and wife, Mary H. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayvon D. Scott and wife, Mia W. Scott

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:

BEING Lot No. 20 of Block "A", on the Plat of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 80 feet on the easterly side of Golf Street and runs back 300 feet 8 inches on the northerly line and 294 feet on the southerly line, to a dead line, measuring 80 feet 4 inches thereon.

BEING the same property conveyed to Kenneth E. Smith and wife, Mary H. Smith by deed from Katherine L. Jones, of record in Book 4396, Page 878, Register's Office for said County.

051643
IDENTIF. ↑ REFERENCE

98 NOV 24 AM 10:44
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1169 11/24 0101 03CHECK 460.92

This is improved ( X ) unimproved property, known as 1703 Golf Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of November 19 98

Kenneth E. Smith
Kenneth E. Smith

Mary H. Smith
Mary H. Smith

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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 Kenneth E. Smith and wife, Mary H. Smith

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November 19 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENN

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

**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 | |
| | | | | 121600.00 |
| | | | CON TX | 449.92 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 460.92 |
| | | | CHECK | 460.92 |
| | | 11/24/98 | 01 | 10:44 0001 1169 |

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

05116443
IDENTIF. ↑ REFERENCE

98 NOV 24 AM 10:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376214