File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Ste. C-11
Brentwood, Tennessee 37027

BOOK 11362 PG. 642
#16275

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT TYRONE (NAME)	NEW OWNER (NAME)	130-5
109 Gilman Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	59
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ32710

FOR AND IN 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,

J. B. DURARD, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT TYRONE AND FRANCES SHEARS, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 28 Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E,F,G,H & K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lida Head DuRard by deed from Mrs. Aline W. Head of record in Book 2875, page 477, said Register's Office. Notice of name change of record in Book 8553, page 732, Register's Office for Davidson County, Tennessee. Lida Head DuRard Mackey has since died and devised said property to J.B. DuRard by Will of record in Will Book 217, page 423, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 11149, page 686, Register's Office for Davidson County, Tennessee. J.B. DuRard, Executor of the Estate of Lida Head Mackey has conveyed any interest he has in said property to J.B. DuRard by quitclaim deed of record in Book 11167, page 196, Register's Office for Davidso County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

This is not the principal residence of EllaMae Durard, spouse of J.B. Durard.

unimproved ( )
This is improved (XX property, known as 109 Gilman Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of February, 19 99

J. B. DURARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.B. DURARD with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of February, 19 99.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker, or SEPT. 23, 2000 of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

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99 MAR -2 PM 1:33

RECEIVED FOR RECORD

055016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

J.B. DURARD

TO

SCOTT TYRONE &
FRANCES SHEARS

2194 03/02 0101 03CHECK 621.50

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11362 PG. 644

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

165000.00

CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

03/02/99 01 13:31 0001 2194

0555016

RECEIVED FOR REFERENCE

99MAR-2 PM 1:33

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431382