This Instrument Was Prepared By:

KIRK C. WAITE
P. O. BOX 1966
BRENTWOOD, TENNESSEE 37024-1966

BOOK 11427 PG. 824

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ ~~0.00~~ 50,000.00

Eva Nelle G. Scott
Affiant

Subscribed and sworn to before me, this 12th day of April, 1999.

L. Chandler, D.C.
Notary Public

My Commission Expires: _____

PICK-UP

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jack & Eva Nelle G. Scott 3017 Lakeland Drive Nashville, TN 37214	Same	96-14-93

99 APR 12 PM 12:51
REGISTER
DAVIDSON CO. TN.

RECEIVED FOR REFERENCE

05729111

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Delbert E. Clayton, Executor of the Estate of Martha I. Strayhorn, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jack and Eva Nelle G. Scott, hereinafter called the Grantees, their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Happy Acres, as of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 4 fronts 90 feet on the northerly side of Lyncrest Drive and extends back 174.3 feet on the easterly line and 174.5 feet on the westerly line to a dead line and measures 90 feet thereon.

Being the same property to Martha I. Strayhorn by deed from James M. Braswell and wife, Christine W. Braswell, of record in Book 4783, Page 146, Register's Office for Davidson County, Tennessee. The said Martha I. Strayhorn is now deceased and the Grantor herein conveys said property as Executor of the Estate of Martha I. Strayhorn being authorized to do so in the will of the deceased. Said will is of record in Will Book 223, Page 803, in the Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 1999 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 2447, page 557, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 2331, page 63, Register's Office for said County.

This is improved property known as 2892 Lyncrest Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantor does covenant with Grantees that he is lawfully seized and possessed of said land as Executor of the Estate of Martha I. Strayhorn, in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 7 day of April, 1999.

Delbert E. Clayton

Delbert E. Clayton, Executor
of Estate of Martha Strayhorn

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Delbert E. Clayton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 7th day of April, 1999.

Rebecca E Calvert

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-28-2000

1127 04/12 0101 03CHECK 196.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11427 PG. 826

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

04/12/99 01 12:53 0001 1127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450115