THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00

Claudia Scott
Affiant

Subscribed and sworn to before me, this 6th day of January, 2000

Notary Public

My Commission Expires:

Instr:200001120004258 Page: 1 OF 2
REC'D FOR REC 01/12/2000 10:34:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CLAUDIA L. SCOTT 2710 Fairfax Avenue Nashville, Tennessee 37212	Jefferson Heritage Mortgage Co. 15435 Clayton Road Ballwin, Missouri 63022	MAP 104-11 PARCEL 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100- ---------- ($ 225,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARGARET A. DOODY, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CLAUDIA L. SCOTT, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 4 on the unrecorded Plan of John U. Wilson's Subdivision of the west part of Lot No. 1 of the L.A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, page 105, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Jones Avenue 120.0 feet east of Natchez Trace, formerly 28th Avenue, South; thence northerly 168.0 feet, more or less, to an alley; thence with the margin of the same easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line southerly 168.0 feet, more or less, to the northerly margin of Jones Avenue; thence with the margin of the same westerly 50.0 feet to the point of beginning.

BEING the same property conveyed to Margaret A. Doody, an unmarried person, by deed from John A. Norwig and wife, Emily D. Norwig, of record in Book 7865, page 473, Register's Office for Davidson County, Tennessee.

This is improved property known as 2710 Fairfax Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Stokes & Marshall's S/D of record in Book 332 , page 105 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of January, 2000.

Margaret A. Doody
by Keith Merrill
attorney in fact
MARGARET A. DOODY

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 _____, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared KEITH MERRILL to me known to be the person who executed the foregoing instrument in behalf of MARGARET A. DOODY and acknowledged that he executed the same as the free act and deed of the said MARGARET A. DOODY.

WITNESS my hand and seal this 6th day of January, 2000.

Mitchell A. Watts
Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN