Instr:200002290019664 Page: 1 OF 2
REC'D FOR REC 02/29/2000 11:38:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $37.00

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **28th** day of **February, 2000** between **Estate of Albert D. Nixon, ,** GRANTOR, and **Keith Scott, married*,*** as GRANTEEs
** and Jeffrey Tunks, married

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land located in the 12th Civil District of Davidson County, Tennessee, being Lot No. 2 in Haynie's Dudley Bell Plan, as of record in Book 57, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the northerly side of Haynie Avenue and extends back between parallel lines, 150 feet to an alley on which is measures 50 feet.

Being the same property conveyed to Albert D. Nixon and wife, Dolly E. Nixon by deed from James A. Whitaker and wife, Mable Whitaker of record in Book 4051, page 489, Register's Office for Davidson County, Tennessee.

Said Albert D. Nixon and wife, Dolly E. Nixon both died (Dolly E. Nixon having died before Albert D. Nixon). Said Albert D. Nixon (99-P1556) leaving property property to heirs.

Subject to all matters of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 437 Haynie Avenue, Nashville, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **February, 2000.**

Brenda Sue Winnett by William H. Winnett, Attorney in Fact

Gayla Ann Scott

Sidney Lee Nixon

Lisa Irene Denton

Judy Diane Cook

James David Nixon, Jr.

William H. Winnett, Executor

County of Davidson

State of Tennessee

On the 28th day of February, 2000, before me personally appeared William H. Winnett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenda Sue Winnett, as his/her attorney in fact and acknowledged that William H. Winnett executed the same as the free act and deed of the said Brenda Sue Winnett. Said Power of Attorney being recorded in Book ___**___, page _____, Register's Office for said County and State.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28 2002

**recorded simultaneously herewith

****

County of Davidson

State of Tennessee

Personally appeared before me, Jennifer R. Pierce, a Notary Public in and for said County and State, the within named Sidney Lee Nixon; Judy Diane Cook; William H. Winnett; Gayla Ann Scott; Lisa Irene Denton; and James David Nixon, Jr., the barbainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contain. Witness by hand and official seal this 28th day of February, 2000.

NOTARY PUBLIC

My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28 2002

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $ 10,000

X Keith Scott
Affiant

Subscribed and sworn before me this 28th day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 28 2002

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Send Tax Bills to:
New Owner

Address of New Owner
Keith Scott
3406 Mary Ave.
Murfreesboro, TN 37127

Map & Parcel Number:

Map 60 Group 13-O Parcel 10