Instr:200004140037690 Page: 1 OF 2
REC'D FOR REC 04/14/2000 10:05:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $303.40

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38747** FILE BOX "7"

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$182,000.00.**

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

x Angie S. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 12th DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHARLES M. DUKE and wife,	**CHURCHILL MTG. CORP.**	**142-4-A-166**
MARY E. DUKE	**761 Old Hickory Blvd.**	**9D 3807**
214 Old Hickory Blvd. Unit #166	**Suite 401**	
Nashville, Tennessee 37221	**Brentwood, TN 37027**	

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 **WE, ANGIE S. SCOTT, UNMARRIED and CHARLES M. SCOTT, A Married Person,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES M. DUKE and wife, MARY E. DUKE**

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:

LAND in Davidson County, Tennessee, being Unit No. 166 of Belle Forest, a Condominium Apartment, a Horizontal Property Regime, created under Title 66, section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Angie S. Scott, Unmarried, and Charles M. Scott, A Married Person, by deed from Gail Anne Hall Smith, A Married Person, of record in Book 10421, page 740, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and in subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 5438, Page 742, and as amended in Book 6082, Page 866, said Register's Office; also subject to Easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record aforementioned, said Register's Office; and is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to the property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS IS NOT THE RESIDENCE OF CHARLES M. SCOTT

Unimproved ( )
This is improved (X) property, known as **214 Old Hickory Blvd. #166, Nashville, TN 37221**
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 HANDS THIS 12TH DAY OF APRIL, 2000.

Angie S. Scott
ANGIE S. SCOTT

CHARLES M. SCOTT

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 ANGIE S. SCOTT, UNMARRIED, and CHARLES M. SCOTT, MARRIED, the bargainors, 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 the 12th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.