PREPARED BY (AND RETURN TO):

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Instr:20000531005412O Page: 1 OF 2
REC'D FOR REC 05/31/2000 2:32:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $936.10

W & I Ref: (gj) Title No: 41657
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian A. Rankin 203 Abbott Glen Court Nashville, TN 37215	Cooperative Mortgage Services 5875 Landerbrook Drive, Suite 220 Mayfield Heights, OH 44124

TAX MAP-PARCEL NUMBERS: 116-12-G-203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 253000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis Scott, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian A. Rankin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2-A of Abbott Glenn Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7364, page 361, amended in Book 7366, page 665, Book 7453, page 556, and of record in Plat Book 6200, page 254, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Dennis Scott, an unmarried person by deed from Union Planters National Bank of record in Book 8074, page 829, Register's Office for said County.

Lori J. Scott, spouse of Dennis Scott, joins in the conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 254, and shown as Exhibit "A" to the Master Deed of Record in Book 7364, page 361, amended in Book 7366, page 665 and Book 7453, page 556, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7279, page 813, Book 7279, page 827, Book 7364, page 361, Book 7366, page 665, Book 7453, page 556, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This is improved property, known as: 203 Abbott Glen Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2000.

Dennis Scott **Lori J. Scott**

State of Tennessee
County of Davidson

On this 24th day of May, 2000, before me the undersigned authority, personally appeared **Dennis Scott and Lori J. Scott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS OVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/23/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 253000.00

Affiant

Sworn and subscribed before me on the 24th day of M[illegible]

My Commission Expires: 3/10/2003

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public