Instr:200007050066352 Page: 1 OF 2
REC'D FOR REC 07/05/2000 10:00:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1115.09

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $301,375.00

Jeanine Scott Johnson
Affiant

Subscribed and sworn to before me, this 30th day of June, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
BRAD BOLTON	AMERICAN FIRST MORTGAGE, LLC	102-16
6100 Hickory Valley Road	109 Westpark Drive, Ste. 100	83
Nashville, Tennessee 37205	Brentwood, Tennessee 37027	8DZ52170

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEANINE SCOTT JOHNSON, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF CHESTER BURT SCOTT, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRAD BOLTON AND WIFE, TERESA BOLTON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6100 Hickory Valley Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2000.

Jeanine Scott Johnson
JEANINE SCOTT JOHNSON, DEVISEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANINE SCOTT JOHNSON, DEVISEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2000.

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hillwood Estates, Section 7, as of record in Plat Book 2133, page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chester B. Scott and wife, Edith M. Scott by deed from Fred R. Webb, Jr., Charles F. Alexander & James H. Haley, Jr. of record in Book 2498, page 491, said Register's Office. Edith M. Scott has since died. Chester B. Scott has subsequently died and devised said property to Jeanine Scott by Will of record in Will Book 231, page 449, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 90, said Register's Office.