WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 100,000.00

David R Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July 2002.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ray Scott et ux (NAME)	Same (NAME)	163
1358 Rural Hill Road (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	96.00
Antioch, TN 37013 CITY/STATE/ZIP	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Ruth Allen Rightor, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Ray Scott and wife, Sherrie C. Scott**

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:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Davidson County DEEDWARR
Recvd: 07/10/02 10:46 3pgs
Fees:18.00 Taxes:370.00

20020710-0082945

SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY; COUNTY PROPERTY TAXES FOR 2002, TO BE ASSUMED BY GRANTEES, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN. NO TITLE INSURANCE POLICY IS PROVIDED BY PREPARER. LEGAL DESCRIPTION IS TAKEN FROM PRIOR DEEDS OF RECORD. CLOSING NOT CONDUCTED BY PREPARER. THIS DOCUMENT SHOULD BE RECORDED WITH THE DAVIDSON COUNTY, TENNESSEE, REGISTER OF DEEDS OFFICE AFTER EXECUTION. EACH PARTY SHOULD CONSULT WITH HIS/HER OWN ATTORNEY BEFORE SIGNING THIS DOCUMENT.

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 MY hand this 10th day of July, 2002.

Ruth Allen Rightor by Linda R. Webb, Attorney-in-Fact

RUTH ALLEN RIGHTOR, by Linda R. Webb, Attorney-in-Fact

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 **Linda R. Webb, Attorney-in-Fact for Ruth Allen Rightor, unmarried**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Attorney-in-Fact for Ruth Allen Rightor, and who acknowledged that she executed the within document for the purposes therein contained as the duly authorized Attorney-in-Fact for Ruth Allen Rightor, having full authority to so act pursuant to Durable Power of Attorney being recorded herewith.

Witness my hand and official seal at Nashville, TN, this 10th day of July, 2002.

Notary Public

Commission Expires: 9/25/04

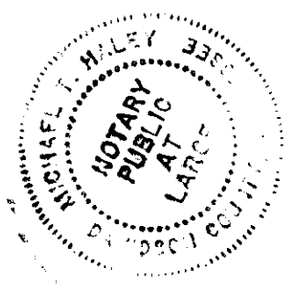


Exhibit "A" Legal Description:

TRACT I:

Land in Davidson County, Tennessee, being in the Second Civil District and described according to a survey from Watkins & Murray, Surveyors, dated May 7, 1948, and described as follows:

Beginning at a point in the center of Rural Hill Road where it intersects with the southwesterly margin of a private road also being the northwesterly corner of the Byrd property; thence with the center of Rural Hill Road, south 76 deg. 45' west 324 feet to a point; thence continuing with the center of Rural Hill Road south 51 deg. 45' west 270 feet to a point; thence south 87 deg. 30' east 818 feet along the northerly line of the Molly Horton property to a point; thence along the southwesterly margin of a private road north 45 deg. west 407 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Ruth Allen Rightor by Warranty Deed from Lannie Seats and wife, Ruby L. Seats, dated September 10, 1965, recorded September 17, 1965, Book 3936, page 265, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Hickerson & Pleasant Engineering Co., dated May 10, 1967, as follows:

Beginning at a fence post in the southeasterly margin of Rural Hill Road, the northwest corner of the property conveyed to Earl Cullum et ux, by deed of record in Book 4118, page 184, Register's Office for Davidson County, Tennessee; thence with Cullums north line and a fence South 89 deg. 00' East 736 feet to a fence post; thence South 76 deg. 07' West 471.0 feet to a point; thence North 66 deg. 25' West 335.0 feet to the point of beginning, being triangular in shape and containing 1 acre, more or less.

Being the same property conveyed to Mrs. Ruth A. Rightor by Installment Deed from Earl Cullum and wife, Mattie D. Cullum, dated June 20, 1967, recorded August 4, 1967, Book 4158, page 651, and by Warranty Deed from Earl Cullum and wife, Mattie B. Cullum, dated June 2, 1967, recorded March 14, 1977, Book 5123, page 882, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIPTIONS OF TRACT I AND TRACT II ARE SUBJECT TO MODIFICATION OF BOUNDARY LINES as set forth in Quitclaim Deed by and between Mrs. Ruth Allen Rightor and James R. Scott and wife, Shirley Scott, dated May 9, 1978, recorded May 11, 1978, Book 5284, page 312, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT I AND TRACT II, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of property conveyed to Metroplitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Mrs. Ruth A. Rightor, dated March 23, 1994, recorded March 25, 1994, Book 9289, page 683, Register's Office for Davidson County, Tennessee.

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ARW