Prepared by John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. Ct. # 2343

WARRANTY DEED

5418 04/03 0101 03CHECK 166.25

From: John G. Doak, Sr.

To: J. Ronald Scott

NEW OWNER : J. Ronald Scott

ADDRESS : 1105 Mt. Pleasant Rd
Kingston Springs Tn., 37082

SEND TAX BILLS TO: Same

ADDRESS : Same

MAP NUMBER: ~~140~~ 104

PARCEL Number: ~~131~~ 104-6-130

APR -3 AM 8:50
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
47482

Davidson County DEEDWARR
Recvd: 01/15/04 12:01 2pgs
Fees:12.00 Taxes:0.00
20040115-0006282

SUSAN K. WILSON NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $42,500.00

J. Ronald Scott
Affiant

Sworn to and subscribed before me this 3-28-95

Susan K. Wilson
Notary Public

My Commission Expires July 27, 1996

Affix Seal

FOR AND IN CONSIDERATION of the sum of Fourty Two Thousand Five Hundred ($42,500.00) Dollars, cash paid to Grantor by Grantee, Grantor, has this day bargained & sold, and does hereby transfer & convey unto Grantee: heirs & assigns, certain real estate located at County Tennessee

Land in Davidson County, Tennessee, being the westerly 10 ft of lot 102 and part of Lot 101 on the Plan of Bransford Realty Company's West End Heights as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said westerly 10 ft of lot 102 and part of Lot 101, begins at a point on the southerly edge of a concrete sidewalk on the southerly side of Love circle, at a point ten feet east from the common northerly corner of Lots No. 101 and 102 on said plan; thence with the southerly edge of said sidewalk, S. 58° 05' 08" W. , 60 ft to a point which is 60 feet east of the N.W. corner of the property conveyed to Thelma C. Ingram by deed of record in Bk 6894, pg 644 RODCM; thence, with Ingram's easterly line, , S. 41° 57' 51", 160 ft ± by deed (159.44 by field measurement), to an iron pin on the northerly margin of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); said iron pin being 38 ft, by deed (36.45 ft by field measurement) east of Ingram's southwesterly corner; thence, with the northerly margin of said alley, easterly 42 feet± by deed (40.7 ft, by field measurement) to the southeasterly corner of this Tract (the southwesterly corner of the easterly 50 ft of Lot 102); thence with the westerly line of Tract I, N. 34° 42' 34" W., 147.5 ft to the beginning.

BEING the same property conveyed to Mary Elizabeth Turner Hendricks by deed from Clarence R. Haflinger of record in Book 2753, page 503, Register's Office for Davidson County, Tennessee; The said

Deed being re-recorded to correct map & parcel & street address.

Mary Elizabeth Turner, Mary Elizabeth Turner Hendricks and Mary T. Hendricks, a divorced person, being one and the same person; and being part of the same real property conveyed to John G. Doak, Trustee by quitclaim deed from Mary T. Hendricks, a divorced person, of record in Bk 5594 pg 377 RODC and thereafter to John G. Doak, Sr., individually, by quitclaim deed from Mary T. Hendricks, a divorced person, and John G. Doak, Trustee, as of record in Bk 8363 pg 922 RODC; and being part of the same real property devised to John G. Doak, Sr., by the will of Mary T. Hendricks, of record in the office of the Probate Court Clerk for Davidson County Tennessee.

This is unimproved property known as ~~3403~~ 3405 Love Circle, Nashville, Tn., 37212.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, that I have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), and to matters shown on the plat of record in the Registers Office For Davidson County, Tennessee; and,

Grantor further covenants and bind himself, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, said grantor hereby sets his hand this March 28th, 1995

John G. Doak Sr.
John G. Doak, Sr., Grantor

The undersigned, Mary T. Doak, spouse of Grantor, John G. Doak, Sr., hereby join in this conveyance for the purpose of waiving dower, courtesy, homestead, and any other marital rights, which I might otherwise claim, and do assent to this conveyance

Mary T. Doak
Mary T. Doak

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named John G. Doak, Sr., and wife Mary T. Doak, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to and subscribe the same; and did acknowledge that they had executed the same as their own free acts and deeds and for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee this March 28th. 1995.

Lucie E. Dubuisson
Notary Public

My Commission Expires: Sept. 21, 1996

LUCIE E. DUBUISSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE