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

WARRANTY DEED

From: John G. Doak, Sr.

To: J. Ronald Scott

NEW OWNER: J. Ronald Scott

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

95 APR -3 AM 8:58
DAVIDSON COUNTY REGISTER

IDENTIF. & REFERENCE 4 7 4 8 1

SEND TAX BILLS TO: Same

ADDRESS: Same

MAP NUMBER: ~~140~~ 106

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

Davidson County DEEDWARR
Recvd: 01/15/04 12:02 2pgs
Fees:12.00 Taxes:0.00
20040115-0006283

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 3-29-95

Susan K. Wilson
Notary Public

My Commission Expires July 27, 1996
Affix Seal

STATE OF TENNESSEE SUSAN K. WILSON NOTARY PUBLIC AT LARGE

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 easterly 50 feet of Lot No. 102 on the plan of Bransford Realty Company, West End Heights Subdivision as of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

SAID easterly 50 feet of Lot No. 102, fronts 50 feet on the southerly side of a concrete sidewalk on the southerly side Love Circle, and runs back between parallel lines, 147 ft 5 inches, by deed, (144.72 ft, by field measurement) on the easterly line, and 149 ft 5 inches ± (more or less) on the westerly line,to an iron pin, which is N 84° 33' 46" W 314.91ft from the Radio Tower Light at the top of its Spire, and is on the northerly edge of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); on which it measures 50 ft ±.

BEING the same property conveyed to Mary Elizabeth Turner, an unmarried woman, by deed from A. L. Belew, a single man of record in Book 1005, page 508, Register's Office for Davidson County, Tennessee, 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

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

Probate Court Clerk for Davidson County Tennessee; Mary Elizabeth Turner, an unmarried woman, Mary Elizabeth Turner Hendricks and Mary T. Hendricks, a divorced person, being one and the same person;

This is unimproved property known as ~~3405~~ 3406 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., 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

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.

My Commission Expires: Sept. 21, 1996

Lucie E. Dubuisson
Notary Public

LUCIE E. DUBUISSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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