THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/17/04 09:24 2pgs
Fees:13.00 Taxes:159.36
20040317-0030099

**ADDRESS NEW OWNER:**
Gary W. Widener, et ux
367 Rayon Drive
Old Hickory, Tennessee 37138

**MORTGAGEE:**
Alvin C. Scott and wife, Tinny G. Scott
104 Woodside Drive
Old Hickory, Tennessee 37138

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
44-5-90

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Alvin C. Scott and wife, Tinny G. Scott,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GaryW. Widener and wife, Nila Jean Widener,** 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Rayon City, of record in Book 843, page 13, Register's Office for said County.

Said Lot No. 109 fronts 50 feet on the easterly side of Lindbergh Avenue and extends back between parallel lines 159.5 feet to a dead line.

Being a part of the same property conveyed to Alvin C. Scott and wife, Tinny G. Scott of record in Book 4234, page 324, Register's Office for said County.

Also conveyed herewith:

The southeasterly triangular part of Lot No. 1 on the Plan of the Re-Subdivision of Lots 110, 111, 112, 113, and 114, etc., Plan of Rayon City, of record in Book 843, page 13, and revised in Plat Book 5060, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Rayon Drive, the common corner of said Lot 1 and of Lot 109, Plan of Rayon City as of record in Book 843, page 13, and revised in Plat Book 5060, page 92, said Register's Office;
Thence with the common line between said two lots North 41° 14' East 79.75' feet to a point; Thence S 44° 32' 25" West 79.71' to a point in the northeasterly margin of Rayon Drive; Thence with the said margin South 46° 34' East 4.61' to the point of beginning.

Being the same property conveyed to Alvin C. Scott and wife, Tinny G. Scott by deed of record in Book 5116, page 811, Register's Office for Davidson County, Tennessee.

This is improved property known as 367 Rayon Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book Plat Book 5060, page 92, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 12th day of March, 2004.

Alvin C. Scott
**ALVIN C. SCOTT**

Tinny G. Scott
**TINNY G. SCOTT**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALVIN C. SCOTT AND WIFE, TINNY G. SCOTT,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of March, 2004.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$43,069.66**

Gary W. Widener
AFFIANT

Subscribed and sworn to before me
this 12th day of March, 2004.

LISA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 7-14-07