#511930-7

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FORM NO. WD-1

BOOK 5491 PAGE 233

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August, 1979

Notary Public

MY COMMISSION EXPIRES: 7-22-82

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruthanne Scruggs (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	117-3-B
2601 Hillsboro Rd., B-7 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	pcn. 23 CO
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Re

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREWS PROPERTIES, INC., AND CHEROKEE PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruthanne Scruggs and Edward C. Scruggs, III

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-7 , Parcel No. 23 , of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizonta Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the By-Laws, of record in Book 5434, page 708, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 2601 Hillsboro Rd., B-7 (House Number) (Street) Nashville, Tenn. 37212 (P. O. Address) (City or Town) (Postal Zip)

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 its hand s this 29th day of August, 1979

ANDREWS PROPERTIES, INC.
BY: William Morris

CHEROKEE PROPERTIES, INC.
BY: William Morris
President

BOOK 5491 PAGE 234

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Moss Wilson, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Authorized Agent and President respectively of the Andrews Properties, Inc., and Cherokee Properties, Inc. and President, the within named bargainor, a corporation, and that (he) (they) as such Authorized Agent and President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William Moss Wilson as such Authorized Agent, and attesting the same by the said William Moss Wilson as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of August, 19 79.

My commission expires 1-22-81

Jan E. Williams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F. 49353

IDENTIF. REFERENCE

Aug 30 2 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ANDREWS PROPERTIES, INC. AND

CHEROKEE PROPERTIES, INC.

TO

Ruthanne Scruggs and

Edward C. Scruggs, III

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/30 81.64 - CHECK

8244

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5491~~ PAGE 235

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28900.00- CO	
			75.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.64-
8244	08/30/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49353

IDENTIF. REFERENCE

AUG 30 2 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708634