BOOK 6192 PAGE 626

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Roy J. Pogue and wife,
Mildred Pogue

TO

Marie B. Scruggs

For draftsman's use

This instrument prepared by
Larimore Burton, Jr., Attorney
J. C. Bradford Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie B. Scruggs (NAME)	Marie B. Scruggs (NAME)	117-15-A-24
TH F-4 Green Hills Terrace Apartments (STREET ADDRESS OR ROUTE NUMBER)	(SAME) (STREET ADDRESS)	
Nashville, Tenn 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 12 3 25 PM '83

FILED & RECORDED DAVIDSON CO. TENN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 69,900.00 Marie B. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 83.

Kelley Robertson
Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

NOTARY PUBLIC KELLEY DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Ten and No/100 ---------- DOLLARS

Ten and No/100 ----------($10.00)----------

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged

We, Roy J. Pogue and wife, Mildred Pogue

have bargained and sold, and by these presents do transfer and convey unto the said

Marie B. Scruggs

her 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, State of Tennessee, described as follows, to wit:

Parcel No. 24, being also Unit No. TH - F-4, in a Horizontal Property Regime, which is located on the Plat of The Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy J. Pogue by deed from William L. Martin and wife, Elizabeth B. Martin, of record in Book 6151, page 625, Register's Office for Davidson County, Tennessee.

12/12 191.24- CHECK

8997

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The premises herein insured is a condominium apartment established pursuant 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, as amended, 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 buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Green Hills Terrace, of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, and the By Laws appended thereto of record in Book 5304, page 745, Register's Office for Davidson County, Tennessee.

2. Easement by M. C. Morris and Sidney Averbuch, dedicated by instrument of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee, which is as follows:

"do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area."

3. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm drainage, as of record in Book 3879, page 569, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 5200, page 64, said Register's Office, shows an Owner's Certificate.

This is unimproved ( ) improved (X) property, known as TH F-4 Green Hills Terrace Apartments
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie B. Scruggs her heirs and assigns, forever.

And We do covenant with the said Marie B. Scruggs 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.

And We, Roy J. Pogue and wife, Mildred Pogue do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marie B. Scruggs her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12th day of December, 19 83.

Roy J. Pogue

Mildred Pogue

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 Roy J. Pogue and wife, Mildred Pogue

the bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 12th day of December, 19 83.

Kelley Roberson, Notary Public

Commission expires 4-21-85

NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public

Commission expires

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

RECEIVED OF _____

FOR _____

BOOK 6192 PAGE 629

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69900.00- CAMT.
184.74 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 191.24-
8997A12/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 6 0 5

IDENTIF. REFERENCE

DEC 12 3 25 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 999625