WARRANTY DEED

#3811
File Box #38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6549 PAGE 367

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH H. LEWIS (NAME)	New Owner (NAME)	Map 164
1409 Parker Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 159
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 2D-30740

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, KENNETH H. SCRUGGS and wife, BRENDA M. SCRUGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH H. LEWIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract or parcel of land situated in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John D. McCormick, Surveyor, dated November 15, 1975, and revised December 26, 1975 and April 22, 1977, as follows, to-wit:

Beginning at an iron pin in the southerly margin of Old Hickory Blvd., thence leaving Old Hickory Blvd. and with the southerly margin of a strip of land reserved for right of way and in an easterly direction 177.5 feet to the northwesterly corner of the Helen Parker Lands; thence with Parker's Westerly line South 3 degrees 45 minutes West 384.9 feet to an iron pin; the northeasterly corner of the William A. Stewart Lands; thence with Stewart's northerly line North 85 degrees 50 minutes West and passing an iron pin at 300.00 feet a total distance 375.0 to an iron pin in Stewart's westerly line; thence with Stewart's westerly line and in a southerly direction 118.0 feet to an iron pin in Stewart's northerly line; thence with Stewart's northerly line North 85 degrees 50 minutes West 235.0 feet to an iron pin in the easterly line of Maxwell Road; thence with said margin of said road, North 3 degrees 45 minutes East 218.0 feet to an iron pin, the beginning of a curve to the right having a radius of 30 feet; thence around said curve and in a northeasterly direction 34.2 feet to an iron pin in the southerly margin of Old Hickory Blvd., thence with said margin of said boulevard North 69 degrees 00 minutes East 456.8 feet to the point of beginning.

Being the same property conveyed to Kenneth H. Scruggs and wife, Brenda M. Scruggs by deed from William A. Stewart and Murrell Stewart of record in Book 5627, page 281, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); and (2) Easement of record in Book 5000, page 522, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 12425 Old Hickory Boulevard, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 19 85.

KENNETH H. SCRUGGS

BRENDA M. SCRUGGS

STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH H. SCRUGGS and wife, BRENDA M. SCRUGGS

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 1985.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

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

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

J02035

IDENTIFICATION REFERENCE

MAY 8 10 53 AM 1985

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1985.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM KENNETH H. SCRUGGS and wife, BRENDA M. SCRUGGS

TO JOSEPH H. LEWIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			44500.00- CAMT.	
			116.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 122.20-	
4698A05/06/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0203

IDENTIF. REFERENCE

MAY 6 10 58 AM '85

DAVIDSON COUNTY, TN

No. 131467