This instrument prepared by: WILSON & WILSON, Attorneys at Law
118 Lee Parkway Drive, Suite 303
Chattanooga, Tennessee 37421

Grantee's Address:	Mail Tax Bills To:	Map Parcel No.:
Kevin B. Wilson, Trustee Wilson & Wilson 118 Lee Parkway Dr. Chattanooga, TN 37421	Same	43-15-152

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of five dollars, ($5.00) and other good and valuable consideration, the receipt of which is acknowledged, the heirs of Alex Scruggs, Jr., and wife Doshie Scruggs, by Howard A. Scruggs, son of the deceased and attorney-in-fact for all heirs by virtue of powers-of-attorney attached hereto, have this day bargained and sold, and do hereby transfer and convey unto Kevin B. Wilson, Trustee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point which is the Northeast corner of the intersection of Providence Road and Sulphur Spring Road [now Larkin Springs Road], and running thence South 194 feet, more or less, to a point; thence westerly and parallel with the Providence Road about 468 feet to a point; thence northerly parallel with Sulphur Spring Road [Larkin Springs Road] about 194 feet to the South margin of Providence Road; thence easterly with the margin of Providence Road 467 feet to the Point of Beginning, containing two acres more or less;

less one-quarter of an acre square in the Northwest corner of said tract, sold by John Bell to the Neely's Bend Baptist Chapel, which Deed is of record in Book 539, page 380, Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
Grantee assumes taxes for 1986.
For prior title see deed recorded in Book 616, page 81, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to Kevin B. Wilson, Trustee, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as indicated herein.

We further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to Kevin B. Wilson, Trustee, his heirs and assigns, against the lawful claims of all persons.

Witness our hands on this 29 day of Aug, 1986

Howard A. Scruggs

Howard A. Scruggs, individual, and attorney-in-fact for all heirs of Alex Scruggs, Jr., and wife Doshie Scruggs

37.3 1 8

IDENTIFICATION REFERENCE

SEP 2 11 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, Darlyn D. Harris a Notary Public in and for said County and State, Howard A. Scruggs, heir of Alex Scruggs, Jr. and wife, Doshi Scruggs, and attorney-in-fact for all other heirs, by virtue of the accompanying powers-of-attorney, executed by all known heirs of the deceased, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 29th day of August, 1986.

Darlyn D. Harris
NOTARY PUBLIC

MY Commission Expires: 7/18/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00. Subscribed and sworn to before me, this the 29th day of August, 1986.

AFFIANT

Darlyn D Harris
NOTARY PUBLIC

My Commission Expires: 7/18/88

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

RECEIVED OF _____

FOR _____

BOOK 6965 PAGE 567

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8000.00- CAMT.	
			22.40 CSTAX.	
			.60 PRFEE.	
			6.00 WDEED	
			CHECK	28.90-
66K		09/02/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37318

IDENTIFICATION REFERENCE

SEP 2 11 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289542