BOOK 7031 PAGE 920

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Robert L. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mortgagee: AmSouth Mortgage Company, Incorporated

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James H. Brown et ux. (NAME)	AmSouth Mortgage Company, Inc. (NAME)	Map 142-16-A
1112 Bedfordshire Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Parcel 48
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	FB# 9D 79190

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, Scruggs Home Builders, Incorporated

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Brown and wife, Bernita K. Brown

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

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Devon Park, Phase Two, of record in Book 6250, page 432, Register's Office for said County, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to Scruggs Homebuilders, Inc. by deed from STM Devon Park Partnership of record in Book 6835, page 876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) Declaration of covenants, conditions, and restrictions of record in Book 6176, page 7, Book 6541, page 432, Book 6541, page 542, Book 6967, page 156, Register's Office for said County; and (b) the matters set forth on said plan.

60420

IDENTIFICATION REFERENCE

Nov 5 1 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1112 Bedfordshire Court, Nashville, Tennessee 37221
(House Number) (Street) (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 our hand s this 30th day of October, 1986

Scruggs Home Builders, Inc.

By: Robert L. Scruggs
Robert L. Scruggs, President

STATE OF TENNESSEE
Davidson County

BOOK 7031 PAGE 921

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 John V. Adams, a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Scruggs with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Scruggs Home Builders, Inc. the within named bargainor, a corporation, and that (he) as such 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 Robert L. Scruggs as such President

Witness my hand and official seal at office at Nashville on this the 30th day of October, 19 86

My commission expires 11-1-87

John V. Adams Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Scruggs Home Builders, Inc.

TO

James H. Brown and wife,

Bernita K. Brown

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 7031 PAGE 922

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

192500.00- CAMT.
539.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 545.50-
2777A1 /05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60420

IDENTIFI REFERENCE

Nov 5 1 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08833