FILE BOX 3

BOOK 7042 PAGE 346

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Eugene Scruggs (NAME)	The Lomas & Nettleton Company (NAME)	MAP 92-5
3314 Clifton Avenue (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 266
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	11W-8545

FOR AND 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, Harold L. Phelps and wife, Ollie K. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Eugene Scruggs

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.

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of College Hill, Section 4, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 99 fronts 58.02 feet on the northerly side of Clifton Avenue, and extends back 131.8 feet on the westerly line and 131.4 feet on the easterly line, to a dead line in the rear on which it measures 58 feet.

Being part of the same property conveyed to Harold L. Phelps and wife, Ollie K. Phelps by deed from Eustach Vincent Denach, Jr. and wife, Jacquelyn C. Dench of record in Deed Book 3899, page 186 Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

64085

IDENTIFICATION REFERENCE

Nov 18 8 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3314 Clifton Avenue, Nashville, Tennessee 37208
(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 14th day of November, 19 86

Harold L. Phelps

Ollie K. Phelps

CHECK 11/18 139.50

5/8

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 Harold L. Phelps and wife, Ollie K. Phelps

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 14th day of November, 1986.

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Harold L. Phelps and wife, Ollie K. Phelps

TO
Calvin Eugene Scruggs

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7643 PAGE 348

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
			47500.00- CAMT.	
			139.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.50-	
			6940A 11/18/96 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64085

IDENTIFICATION REFERENCE

Nov 18 8 25 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12890