FILE BOX 30

BOOK 7318 PAGE 168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 167500.00

Subscribed and sworn to before me, this the 03 day of June, 19 87

Affiant

My commission expires: Jan 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: Eugene G. Maurice	SEND TAX BILLS TO: ZEITLIN FINANCIAL SERVICES, INC.
5725 Spring House Way	4301 Hillsboro Road Suite 200
STREET ADDRESS Brentwood, Tennessee 37027	STREET ADDRESS Nashville, Tennessee 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 160-16-0 039.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Robert L. Scruggs and wife, Joyce W. Scruggs

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Eugene G. Maurice and wife, Shirley A. Maurice

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 201 on the Plan of A Resubdivision of Lots 200-204, Phase 4, Hearthstone, of record in Plat Book 6050 at page 16, as amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Scruggs and wife, Joyce W. Scruggs by deed recorded in Book 6249 at page 7, Register's Office for Davidson County, Tennessee, and subsequently re-recorded in Book 6251, page 307, said Register's Office, along with a Deed of Correction of record in Book 6252, page 389, said Register's Office.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

53231

IDENTIFICATION REFERENCE

AUG 6 9 52 AM '87

THIS IS IMPROVED PROPERTY KNOWN AS 5725 Spring House Way, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 03 day of June, 19 87

Robert L. Scruggs

Joyce W. Scruggs

State of Tennessee
County of Davidson

BOOK 731 PAGE 169

On this 03 day of June, 19 87, before me personally appeared Robert L. Scruggs and wife, Joyce W. Scruggs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 24, 1990

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7318 PAGE 170

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

16750[illegible].00- CAPITAL
469.00 STATE
.50 PRFEE
0.00 MISC
CHECK 475.50-
853/A08/0678/ BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 2 3 1.

IDENTIFICATION/REFERENCE

Aug 6 9 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02521