ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert L. Scruggs	Same - no mortgagee	130-8E
(NAME)	(NAME)	
236 Burlington Place		Parcel #11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7345 PAGE 469

For and in consideration of the sum of Ten dollars and no/100 ($10.00) DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHP, Inc., A Tennessee Corporation

have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Scruggs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Wellington Park, a residential planned unit development as of record at Book 6200, page 409, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being part of the same property conveyed to PHP Corporation by deeds at Book 6437, page 268 and Book 6438, page 387, as corrected at Book 6795, page 420 and Book 6795, page 422, all said Register's Office. The said grantor having amended its charter to reflect a name change to PHP, Inc. as evidenced by instrument at Book 579, page 27, Register's Office for Williamson County, Tennessee.

This conveyance is subject to conditions, covenants and restrictions and easements of record in Book 6691, page 695, and to the conditions set forth in the Charter of Wellington Park, Inc., a non-profit Homeowner's Association organized under the laws of the State of Tennessee and the By-Laws of said corporation, of record in Book 6691, page 724, said Register's Office. Said conditions, covenants and restrictions contain an assessment for common charges.

This is unimproved (X) improved ( ) property, known as Lot 11, Wellington Park
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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., subj. to 1987 taxes, easement in Bk. 4306, pg. 299, Plan of record in Bk. 6200, pg. 409, and as set forth above.

Whenever 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 hands this 28th day of August, 19 87.

PHP, Inc.

By: Keith Parmenter

BOOK 7345 PAGE 470

STATE OF TENNESSEE
COUNTY OF _____

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, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared Keith Perryman and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary, Treasurer and _____ respectively of PHP, Inc., the within named bargainor, a corporation, and that he as such Secretary, Treasurer and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Keith Perryman as Secretary, Treasurer and attesting the same by the said Keith Perryman as Secretary, Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of August, 19 87

_____ Notary Public

Commission expires 10/24/88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert L. Scruggs

Sworn to and subscribed before me
this 28th day of August, 19 87.

My commission expires 10/24/88 Notary Public _____

This instrument was prepared by:

Name	Address
Gail Pigg, Attorney	219 2nd Ave. N., 1st Floor Suite, Nashville, Tennessee 37201

WARRANTY DEED

6278.6

FROM

PHP, Inc., a Tennessee Corporation

TO

Scruggs' Homebuilders, Inc.

IDENTIFICATION REFERENCE

SEP 4 12 19 PM '87

DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7345 PAGE 471

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

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50-
973/A09/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 7 8 6

IDENTIFICATION REFERENCE

SEP 4 12 19 PM '87

DAVIDSON COUNTY, TN

No. 13479