THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

00255855

WARRANTY DEED

BOOK 7382 PAGE 286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph F. Bonfiglio Jr. (NAME)	Bailey Mortgage Company (NAME)	MAP 142-16A
1305 Falkirk Court (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar Jackson, Ms 39215-1389 (STREET ADDRESS)	PARCEL 89
Nashville, TN. 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by Joseph F. Bonfiglio Jr. and wife, Cynthia E. Bonfiglio and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Scruggs Homebuilders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph F. Bonfiglio Jr. and wife,

Cynthia E. Bonfiglio

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 89, as shown on the plat of Devon Park Phase II, of record in Book 6250, page 432, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scruggs Homebuilders, Inc. by deed from STM Devon Park Patnership of record in Book 6944, page 704, Register's Office for Davidson County, Tennessee.

7538.0

IDENTIFICATION REFERENCE

Oct 20 9 20 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 189,540.00

Subscribed and sworn to before me this the 16th *day of* October *19* 87

My commission expires: 3/11/90 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) property, known as 1305 Falkirk Court, Nashville, Tn 37221 *This is improved (X) property, known as*
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 16th *day of* October *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Scruggs Homebuilders, Inc.

By: Robert L. Scruggs, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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 _____ *Tennessee, this* _____ *day of* _____, *19* ____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Robert L. Scruggs, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Scruggs Homebuilders, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, *this* 16th *day of* October, *19* 87

_____ *Notary Public*

Commission expires 3/11/90

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7382 PAGE 288

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

189540.00- CONT.
530.00 C TAX
.50 PRFEE
6.00 RECD
CHECK 537.10-
4341A10/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7538.6

IDENTIFICATION REFERENCE

OCT 20 9 20 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27746