File 6

jehl343:02/16/88
PBX001-309

BOOK 7476 PAGE 404

FROM: Ruth S. Gaulden and husband Charles F. Gaulden
TO: Robert L. Scruggs and Joyce W. Scruggs

This instrument prepared by: DEARBORN & EWING, ATTORNEYS (JEH) Suite 1200, One Commerce Place Nashville, Tennessee 37239

Address New Owner as follows: Robert L. and Joyce W. Scruggs 236 Burlington Nashville, TN 37215

Send Tax Bills To: Same

Map-Parcel No. 162-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00 .

Robert L. Scruggs
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1988.

Notary Public

My Comm. Expires: 11-17-89

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, RUTH S. GAULDEN and husband, CHARLES F. GAULDEN, hereinafter collectively called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ROBERT L. SCRUGGS and wife, JOYCE W. SCRUGGS, herein collectively called "GRANTEES", their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED VERBATIM HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

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 successors, heirs, and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, 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.

0 7 4 7 9
IDENTIFICATION REFERENCE
FEB 25 9 57 AM '88
DAVIDSON COUNTY, TN

WITNESS GRANTORS' hand this 24th day of February, 1988.

Ruth S. Gaulden
RUTH S. GAULDEN

Charles F. Gaulden
CHARLES F. GAULDEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

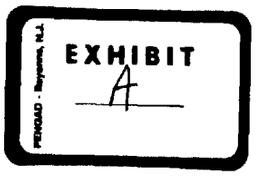
Personally appeared before me, Karen T. Porter, a Notary Public in and for said County and State, the within named Ruth S. Gaulden & Charles F. Gaulden, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February, 1988.

Karen T. Porter
NOTARY PUBLIC

My Commission Expires: 4/17/91

JEH1364:02/23/88
PBX001-309



Land in the 5th Civil District of Davidson County, Tennessee, marked "Tract B" on the survey of Wm. Collier-Parrish & Associates, November 5, 1965 described as follows:

Tract NO. "B": Beginning at an iron pin in the southerly margin of New Cane Ridge Road in the westerly boundary of the property of Robert J. Chaffin; thence along Chaffin's westerly boundary, as follows: South 36 deg. 44' West 218.44 feet to an iron pin; thence South 31 deg. 20' West 283.13 feet to an iron pin in the northerly right of way of Interstate Highway I-24; thence with said Right of way, North 58 deg. 46' West 305.22 feet to an iron pin; thence leaving said Right-of-way, northeasterly 479.2 feet to an iron pin in the southerly margin of New Cane Ridge Road; thence with the margin of the same, South 62 deg. 18' East 356.54 feet to the point of beginning, containing 3.651 acres.

Being part of the same property conveyed to Ruth S. Gaulden by deed from Frances S. Dale of record in Book 3972, page 657, Register's Office for Davidson County, Tennessee.

JEH1367:02/24/88
PBX001-309

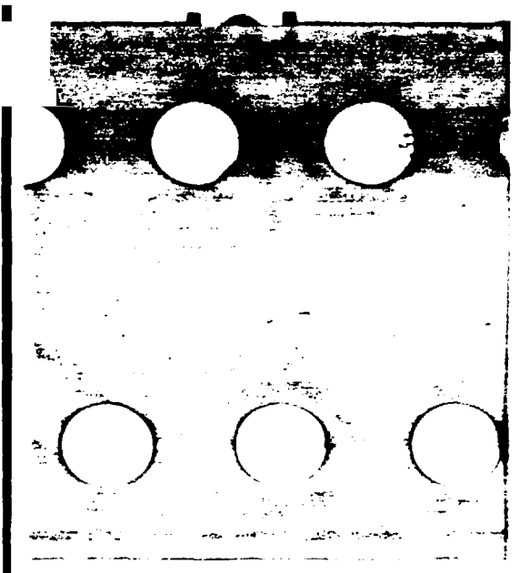
1. Taxes for 1988, a lien, but not yet due or payable.

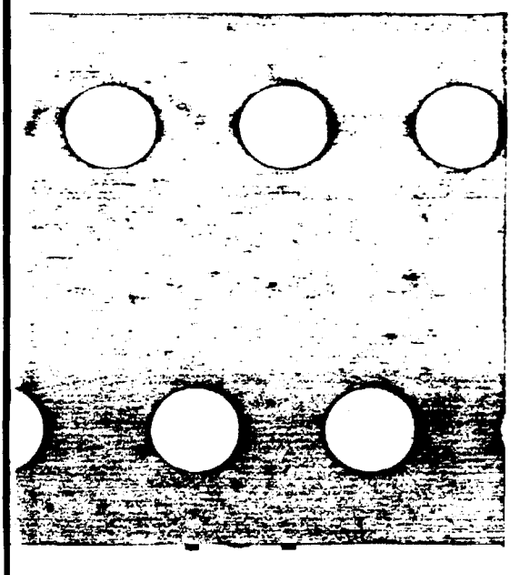
2. Easement for the flow of any creeks or branches.

3. The land in question is bounded on the south by Interstate Highway I-24 and access to said Highway is limited as set out in Certified copy of the Decree of record in Book 2883, page 360, Register's Office.

4. Easement for L. & N. Railroad Right-of-way as shown on the Survey of William Collier - Parrish, Associates Engineers, dated November 5, 1965.

5. Lease Agreement between Ruth Gaulden and National Advertising Company, of record in Book 4375, page 148, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 408

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

CAMT 210000.00
CON TX 588.00
PRFEE 0.50
WDEED 12.00
TOTAL 600.50
CHECK 600.50

02/25/88 01 10:01 0001 9811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07479

IDENTIFICATION REFERENCE

FEB 25 8 57 AM '88

DAVIDSON COUNTY, TN

No. 64550