(2)

jehl342:02/16/88
PBX001-309

BOOK 7476 PAGE 409

FROM: Frances S. Dale and husband, George P. Dale
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.
163-159

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: 4-17-89

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, FRANCES S. DALE and husband, GEORGE P. DALE, 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.

07480

IDENTIFICATION REFERENCE

FEB 25 9 58 AM '88

DAVIDSON COUNTY, TN

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

Frances S. Dale
FRANCES S. DALE

George P. Dale
GEORGE P. DALE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Karen I. Potter, a Notary Public in and for said County and State, the within named Frances S. Dale & Geo. P. Dale, 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 I. Potter
NOTARY PUBLIC

My Commission Expires: 4/17/91



Land in the 5th Civil District of Davidson County, Tennessee, being marked Tract A on survey of Wm. Collier-Parrish & Associates, November 5, 1965 and described as follows: Beginning at an iron pin in the southerly margin of New Cane Ridge Road in M. R. Bess easterly line; thence along the margin of said Road, along & curve having a radius of 1,405 feet easterly 174.92 feet to an iron pin and continuing with the margin of said Road, South 62 deg. 18' East 181.65 feet to an iron pin; thence leaving said Road, southwesterly 479.2 feet to an iron pin in the northerly right-of-way of Interstate Highway I-24; thence along said Right-of-way, North 58 deg. 46' West 316.78 feet to a concrete monument; thence North 31 deg. 14' East 20 feet to an iron pin; thence North 58 deg. 46' West 60.1 feet to an iron pin; thence leaving said Right-of-way, North 30 deg. 12' East 426.30 feet to the point of beginning, containing 3.88 acres.

Being the same property conveyed to Frances S. Dale by deed from Ruth S. Gaulden of record in Book 3972, page 655, Register's Office for Davidson County, Tennessee.

INCLUDED within the descriptions of Tracts 1 and II, but specifically EXCLUDED therefrom are the following parcels:

Encluded Parcel 1 - Two tracts of land described together according to a survey of Kohl-Coode and Associates, dated April 24, 1973, as follows: Beginning at an iron pin in the northeasterly corner of a frontage road; thence with the northeasterly margin of said road, North 58 deg. 46' West 60.1 feet to an iron pin; thence leaving said road North 30 deg. 12' East 132.36 feet to a point in a creek lying on the southwesterly margin of the L & N Railroad right of way; thence with said right of way, South 62 deg. 56' East 369.34 feet to an iron pin; thence continuing with said right of way, South 62 deg. 56' East 322.17 feet to an iron pin; thence with Humble Oil Co.'s northwesterly line, South 32 deg. 42' West 202.65 feet to an iron pin in the northeasterly right of way of Interstate 24; thence with the margin of said Interstate Highway, North 58 deg. 46' West 305.19 feet to an iron pin; thence continuing with said right of way, North 58 deg. 46' West 316.84 feet to state highway monument; thence North 31 deg. 14' East 20 feet to the point of beginning.

Being the same property conveyed to Harold P. Caldwell, Jr. by deed from Frances S. Dale and

Ruth S. Gaulden of record in Book 4706, page 793, Register's Office for Davidson County, Tennessee.

Excluded Parcel 2 - That certain parcel of land lying in the Fifth, formerly the Sixth, Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Development Consultants, Inc., and dated June 9, 1973, as follows, to wit: To find the point of beginning, begin at a point in the center line of Cane Ridge Road where a concrete bridge crosses Collins Creek; thence North 71 deg. 33' 07" East, 67.00 feet to a point; thence South 65 deg. 51' 53" East, 57 feet to a point; thence South 48 deg. 06' 53" East, 51 feet to a point; thence South 19 deg. 36' 53" East 89.40 feet to a point; thence South 47 deg. 25' 08" East, 59.41 feet to a point; thence North 35 deg. 23' 07" East, 100.00 feet to a point in the southerly right-of-way of Interstate 24, said point being the point of beginning for the herein described parcel of land; thence South 54 deg. 02' 11" East, 685.05 feet to a point; thence South 50 deg. 56' West, 47.33 feet to a point; thence North 50 deg. 02' West 186.75 feet to a point; thence North 45 deg. 12' West, 214.70 feet to a point; thence South 67 deg. 44' West, 127.97 feet to a point; thence North 69 deg. 33' West, 100.00 feet to a point; thence North 34 deg. 33' 03" West, 105.69 feet to a point; thence North 35 deg. 23' 07" East, 100.00 feet to the point of beginning and containing 1.17 acres, more or less.

Being the same property conveyed to Thomas C. Scott, Trustee, with full power, by deed from Ruth S. Gaulden and Frances S. Dale of record in Book 4744, page 469, as Re-recorded in Book 4753, page 977, Register's Office for Davidson County, Tennessee.

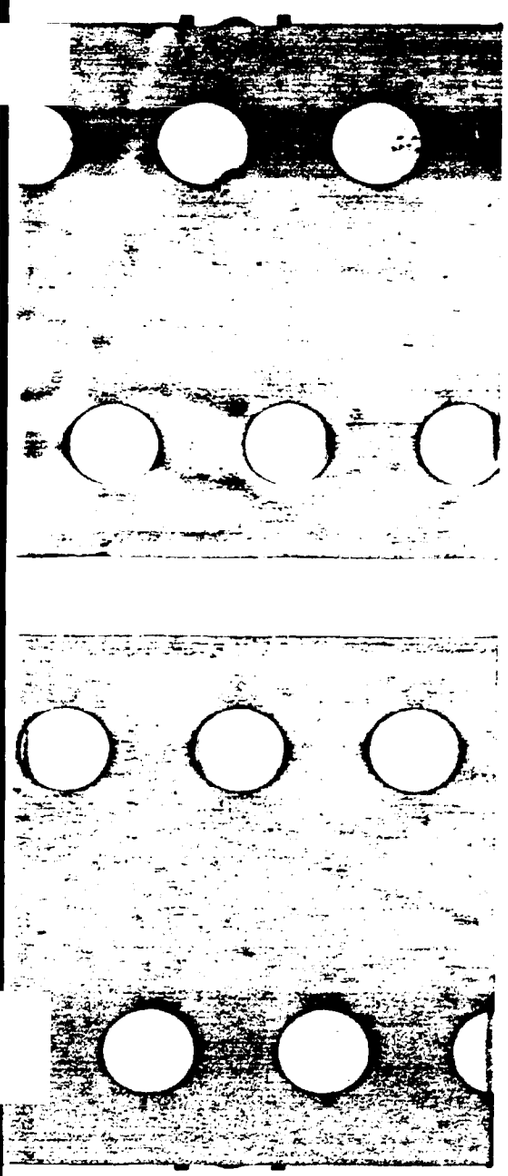
1. Taxes for 1988, a lien, but not yet due or payable.

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 Agreements between Frances S. Dale and National Advertising Company, of record in Book 4258, page 711, Book 4390, page 745, and Book 4390, page 747, 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 414

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 15.00
				TOTAL 603.50
				CHECK 603.50
02/25/88		01		10:02 0001 9812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07480

IDENTIFICATION REFERENCE

FEB 25 9 58 AM '88

DAVIDSON COUNTY, TN

No. 64551