(3)

File
6

jehl341:02/16/88
PBX001-309

BOOK 7476 PAGE 415

FROM: Ernest H. Jones and Virginia T. Jones
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. 163-83.1

FILED 25 FEB 88 9:01 DAVIDSON-TENN 236.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00

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, ERNEST H. JONES and wife, VIRGINIA T. JONES, 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 improved property known as 5169 Hickory Hollow Parkway, Antioch, Tennessee.

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.

07481

IDENTIFICATION REFERENCE

FEB 25 9 59 AM '88

DAVIDSON COUNTY, TN

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

Ernest H. Jones
ERNEST H. JONES

Virginia T. Jones
VIRGINIA T. JONES

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 Ernest H. Jones & Virginia T. Jones, 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: 4-17-89

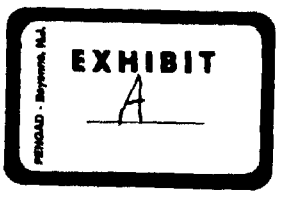
STATE OF TENNESSEE)
COUNTY OF _____)

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 upon oath acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, Tennessee, this the ____ day of _____, 198__.

_____
NOTARY PUBLIC

My Commission Expires: _____



Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, October 18, 1958, as follows: Beginning at a point in the center of Cane Ridge Road, at the intersection of same and a point in the western boundary line of the Thomas B. Baker Tract; thence with said Baker's western boundary line, South 29 deg. 38' West 234.6 feet to the northerly right-of-way line of the L & N Railroad; thence with said right-of-way North 64 deg. 14' West 193.9 feet; thence North 15 deg. 30' East 188.2 feet to the center of Cane Ridge Road; thence with the center of the same South 78 deg. 27' East 103 feet and South 73 deg. 11' East 145.1 feet to the beginning, containing 1.05 acres, more or less.

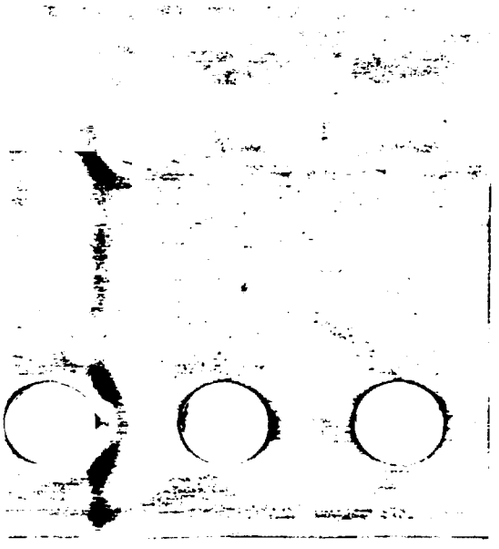
Being the same property conveyed to Ernest H. Jones and wife, Virginia T. Jones by deed from Floyd J. Sittloh and wife, Beulah E. Sittloh, of record in Book 4309, page 494, Register's Office for Davidson County, Tennessee.

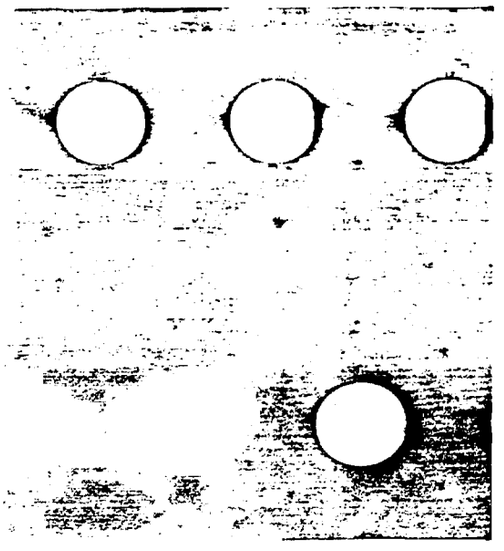
JEH1369:02/23/88
PBX001-309

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

2. Title to that portion of the premises embraced, within the bounds of Cane Ridge Road.

3. Title to that portion of the premises embraced within the bounds of the N. C. & St. L. Railroad right of way.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 419

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 80000.00
				CON TX 224.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 236.50
				CHECK 236.50
02/25/98	01			10:02 0001 9813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.48.1

IDENTIFICATION REFERENCE

FEB 25 9 59 AM '98

DAVIDSON COUNTY, TN

No. 64552