THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256706

NO MORTGAGEE

WARRANTY DEED

BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elwood F. Hansen and wife	Same	MAP 130-8E
(NAME)	(NAME)	PARCEL 11
Shirley J. Hansen		
102 Wellington Park Court	(STREET ADDRESS)	
Nashville, TN. 37215		
(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 Elwood F. Hansen and wife, Shirley J. Hansen and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Robert L. Scruggs and wife, Joyce W. Scruggs

have this day bargained and sold, and do hereby transfer and convey unto the said Elwood F. Hansen and wife,

Shirley J. Hansen

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. 11 on the Plan of Wellington Park, a residential planned unit development, as of record in Book 6200, page 409, said Register's Office, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert L. Scruggs by deed from PHP, Incorporated, a Tennessee corporation of record in Book 7345, page 469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for 1988;
(2) Restrictions and By-Laws of record in Book 6691, page 695, Register's Office for Davidson County, Tennessee;
(3) Sanitary Sewer and/or storm drainage of record in Book 4306, page 299, Register's Office for Davidson County, Tennessee; and
(4) The Plan of record in Deed Book 6200, page 409, Register's Office for Davidson County, Tennessee, shows and owner's certificate, certain minimum setback lines, and easements.

1227 04/05 0101 03CHECK 669.26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 236,699.56

Subscribed and sworn to before me this the 4th *day of* April *19* 88

Affiant Elwood F Hansen

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

Notary Public Peter A Madsen

Unimproved ( )
This is improved (XX) property, known as Lot 11, Wellington Park Court, Nashville, TN
(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 4th *day of* April *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Scruggs

Robert L. Scruggs

Joyce W. Scruggs

Joyce W. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Robert L. Scruggs and wife, Joyce W. Scruggs, *the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 4th *day of* April, *19* 88

Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM
Robert L. Scruggs and wife, Joyce W. Scruggs

TO
Elwood F. Hansen and wife, Shirley J. Hansen

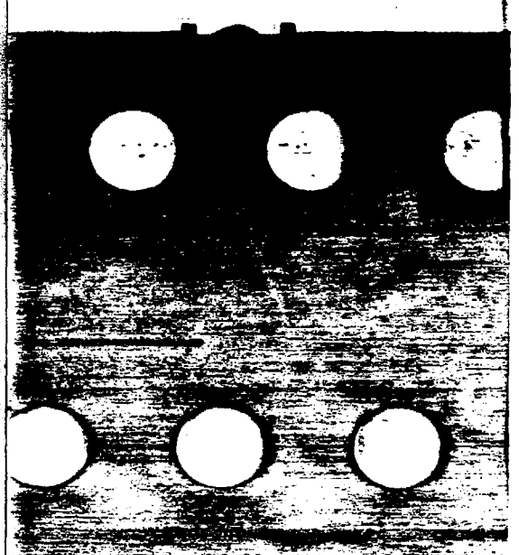
1 8 6 1 5

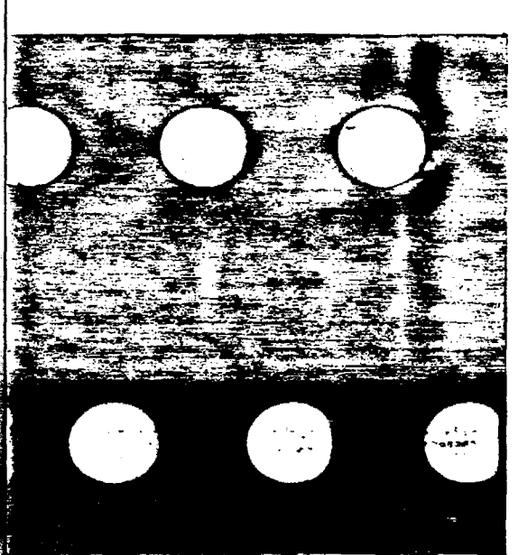
IDENTIFICATION REFERENCE

APR 5 10 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 _____

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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 236699.56
CON TX 662.76
PRFEE 0.50
WDEED 6.00
TOTAL 669.26
CHECK 669.26

04/05/88 01 09:28 0001 1227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1861.5

IDENTIFICATION REFERENCE

APR 5 10 23 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 77426