Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 7709 PAGE 303

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 59-14
William F. Scruggs, et ux	Lomas & Nettleton	Parcel 215
P.O. Box 432	P.O. Box 660724	13DA 35655
Franklin, TN 37065-0423	Dallas, TX 75266-0724	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **TWENTY EIGHT THOUSAND FOUR HUNDRED NINETY ONE DOLLARS ($28,491.00)**, cash in hand paid by the within named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **THE LOMAS & NETTLETON COMPANY** in the approximate amount of $20,041.97, which deed of trust is evidenced by record in Book 5051, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

MELVIN H. FULGHUM, JR., and wife, **DEBORAH J. FULGHUM**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **WILLIAM F. SCRUGGS** and wife, **JESSYE P. SCRUGGS**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 206 on the Plan of Hayes Estates, Section IV, as of record in Book 4300, Page 44, Register's Office for said County, described as follows:

SAID Lot No. 206 fronts 90 feet on the northerly side of Boatner Drive and runs back between lines 122.67 feet on the easterly side and 120 feet on the westerly side to a line in the rear on which it measures 64.54 feet thereon.

BEING the same property conveyed to Melvin H. Fulghum, Jr. and wife, Deborah J. Fulghum, by deed from Norman C. Spicer and wife, Doris E. Spicer, of record in Book 6498, Page 773, Register's Office for Davidson County, Tennessee.

THIS conveyance is by assumption of and subject to a mortgage payable to Lomas & Nettleton Company in the approximate amount of $20,041.97, and as evidenced by Deed of Trust of record in Book 5051, Page 153, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 Boatner Drive, Nashville, Tennessee 37207.

8.7.403

IDENTIFICATION REFERENCE

Nov 22 9 03 AM '88

FEE $ 2 WILSON H. WEBSTER
DAVIDSON COUNTY, TN

RUSH

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 21st day of November, 1988.

Melvin H. Fulghum Jr. — **MELVIN H. FULGHUM, JR.**

Deborah J. Fulghum — **DEBORAH J. FULGHUM**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELVIN H. FULGHUM, JR.** and wife, **DEBORAH J. FULGHUM**, the bargainors, 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, Davidson County, Tennessee, this 21st day of November, 1988.

Monica D Edwards — My Commission Expires: 1/21/90
NOTARY PUBLIC

9952 11/22 0101 03CHECK 166.55

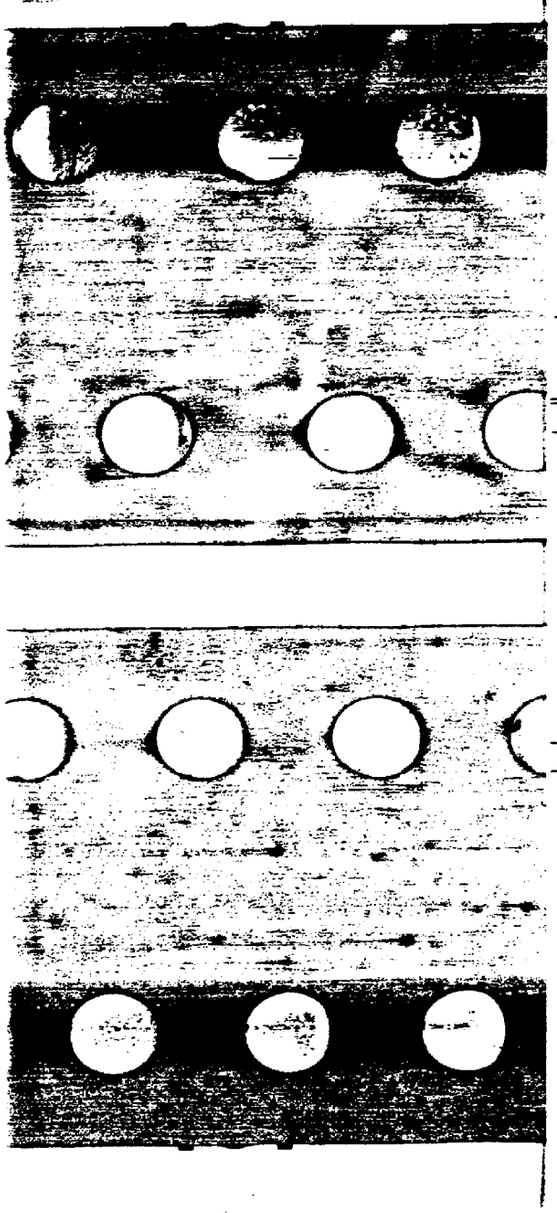
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FORTY EIGHT THOUSAND FIVE HUNDRED THIRTY TWO DOLLARS ---- AND ---- NINETY SEVEN CENTS ($48,532.97) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

SWORN to and **SUBSCRIBED** before me this 21st day of November, 1988.

Monica D Edwards — My Commission Expires: 1/21/90
NOTARY PUBLIC



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

RECEIVED OF _____

FOR _____

BOOK 7709 PAGE 305

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 48532.97
				CON TX 160.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 166.55
				CHECK 166.55
11/22/88	01			09:06 0001 9952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8740 3

IDENTIFICATION REFERENCE

Nov 22 9 03 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 156486