mail

BOOK 7729 PAGE 462

This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE 0101 03CHECK 171.50
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 1988.

Notary Public
My Commission Expires:
January 11, 1992

94262

IDENTIFICATION REFERENCE

Dec 16 11 02 AM '88

FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Edward C. and Kay Scruggs
423 Lynnwood Boulevard
Nashville, Tennessee 37205

SEND TAX BILLS TO: Same as Above

MAP-PARCEL NUMBERS: 130-2-68

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Nelson C. Andrews, Trustee, under the Faith Dorsey Adams Young 1969 Trust, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edward C. Scruggs and wife, Kay Scruggs hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

BEING the northerly 75 feet of Lot No. 95 on the map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for Davidson County.

SAID part of Lot No. 95 fronts 75 feet on the easterly side of Pembroke Avenue and runs back between parallel lines, 190 feet to a dead line.

BEING the same property conveyed to Nelson C. Andrews, Trustee, under the Faith Dorsey Adams Young 1969 Trust, and/or his surviving Trustee by Quit-Claim Deed from Faith Dorsey Adams Young of record in Book 6451, page 760, Register's Office for Davidson county, Tennessee.

This is unimproved (X) improved ( ) property, known as 110 Pembroke Avenue, Nashville, Tennessee 37205.

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 heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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.

Witness my hand this 15th day of December, 1988.

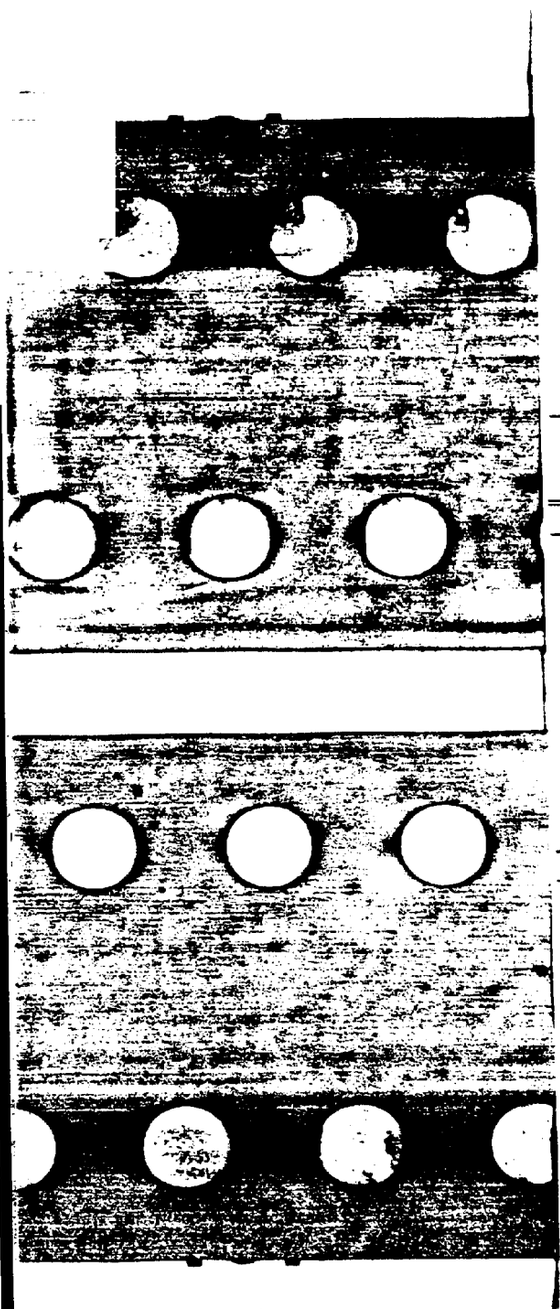
Nelson C. Andrews, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Jordan, a Notary Public in and for said County and State, the within named Nelson C. Andrews, Trustee the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1988.

Notary Public

My Commission Expires: January 11, 1992



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 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 50000.00
CON TX 165.00
PRFEE 0.50
WDEED 6.00
TOTAL 171.50
CHECK 171.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/88 01 11:02 0001 8297

94262

IDENTIFICATION REFERENCE

Dec 16 11 03 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164468