BOOK 7777 PAGE 801

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES March 11, 1991

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Allen W. Scruggs (NAME)	THDA % Fleet Mortgage Corp. (NAME)	61-14
3825 Hutson Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 316 (STREET ADDRESS)	15
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Milwaukee, WI 53201 (CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Dennis E. Morgan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen W. Scruggs, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 175 on the plan of Maplewood Heights Second Subdivision of record in Book 547, page 104, Register's Office for said County.

Said Lot No. 175 fronts 100 feet on the easterly margin of Hutson Avenue and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Dennis E. Morgan by deed from Elsie Layhew Lane, Robert Old, Jesse Old, Jr. and Alfred Old, sole heirs at law of Mrs. Ura Layhew of record in Book 7498, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Unimproved ( ) This is improved (X) property, known as 3825 Hutson Avenue, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 13th day of February, 19 89

Dennis E. Morgan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Dennis E. Morgan, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February 19 89.

Commission expires March 11, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Dennis F. Morgan

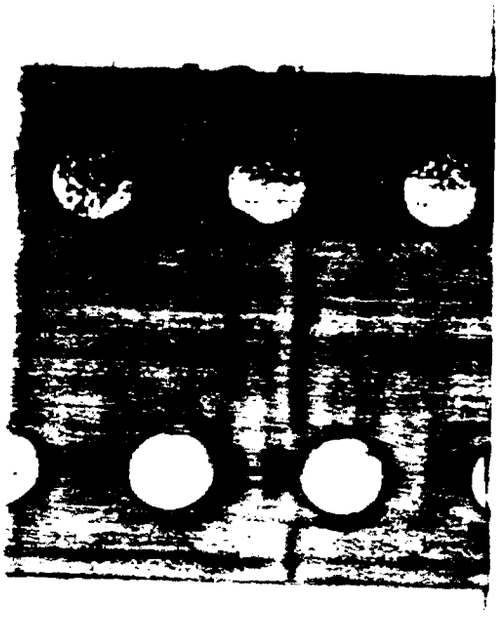
TO
Allen W. Scruggs

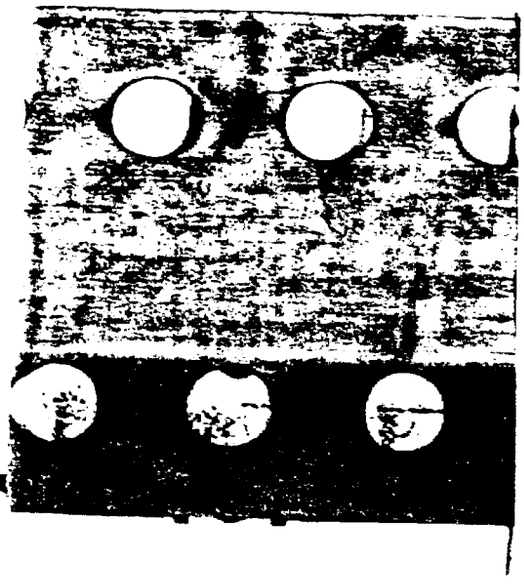
FILED FOR RECORD
Feb 23 9 07 AM '89

RECEIPT

1089

9468 02/23 0101 03CHECK 140.15





OFFICIAL RECEIPT

FELIX Z WILSON II
REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7777 PAGE 803

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	40500.00
CON TX	133.65
PRFEE	0.50
WDEED	6.00
TOTAL	140.15
CHECK	140.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09 0001 9468

10869

IDENTIFICATION REFERENCE

Feb 23 9 07 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 183904