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FILE IN BOX #4
FORM NO. WD-1
#89-4-15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 1989

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MAX W. SCRUGGS, ETUX	STATESMAN MORTGAGE COMPANY	MAP 32-14
(NAME)	(NAME)	
4208 Grandville Boulevard	405 SIXTH AVENUE	PARCEL 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	DES MOINES, IA 50306	FB#: 10D-50401
(CITY) (STATE) (P. O. ZIP)	(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, NOVARRO C. STAFFORD and wife, LOUISE B. STAFFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAX W. SCRUGGS and wife, MEATRICE D. SCRUGGS, as tenants by the entirety,

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. 30 on the Plan of Grande Villa, Section 1, as of record in Book 4675, Page 30, and corrected by instrument of record in Book 4910, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Novarro C. Stafford and wife, Louise B. Stafford, by Deed from Hubbard L. Alexander and wife, Gloria D. Alexander, of record in Book 5472, Page 151, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4750, Page 533, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

MAY 31 12 PM '89
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

26951

This is unimproved (X) improved ( ) property, known as 4208 Grandville Boulevard, Nashville, TN 37207
(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 their hands this 28th day of April, 1989

NOVARRO C. STAFFORD

X Novarro C. Stafford

LOUISE B. STAFFORD

X Louise B. Stafford

CALIFORNIA
STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NOVARRO C. STAFFORD and wife, LOUISE B. STAFFORD,

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 Los Angeles, California, this 27th day of April, 1989.

Notary Public

Commission Expires 12-28-90

NOTARY PUBLIC
ROBERT C. GOLDENHAR
Notary Public - California
LOS ANGELES COUNTY
My Commission Expires
DECEMBER 28, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

NOVARRO C. STAFFORD and wife,

LOUISE B. STAFFORD

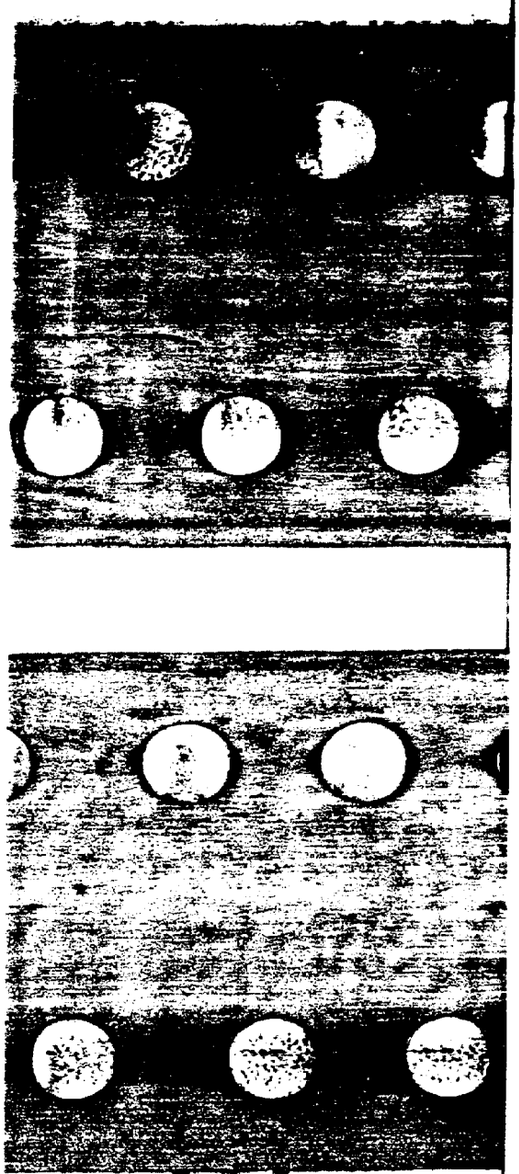
TO

MAX W. SCRUGGS and wife,

MEATRICE D. SCRUGGS

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

2581 05/03 0101 03CHECK 348.05



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 103500.00
CON TX 341.55
PRFEE 0.50
WDEED 6.00
TOTAL 348.05
CHECK 348.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/89 01 13:19 0001 2581

29951

IDENTIFICATION REFERENCE

MAY 3 1 18 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206061