THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
J. Crispin Ashworth
232 Burlington Place
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 117-9-C
PARCEL 44.01 03CHECK 382.03

WARRANTY DEED BOOK 7889 PAGE 535

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert L. Scruggs and wife, Joyce W. Scruggs hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. Crispin Ashworth, unmarried hereinafter called the Grantee, Grantee's 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. 44 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, pages 403, 404, 405 and 406, as amended in Book 5800, page 185, said Register's Office.

Said Lot No. 44 fronts 64.00 feet on the southerly side of Burlington Place and runs back 98.17 feet on the westerly lot line and 98.44 feet on the easterly lot line to a line in the rear which measures 64.00 feet thereon.

Being the same property conveyed to Robert L. Scruggs and wife, Joyce W. Scruggs by Quitclaim Deed from Scruggs Homebuilders, Inc. of record in Book 7641, page 275, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5863, page 796 and amended in Book 6046, page 134, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Union Planters National Bank, of record in Book 7641, page 277, said Register's Office.

This is (~~not~~) improved property, known as 232 Burlington Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of June, 1989.

Joyce W. Scruggs

Robert L. Scruggs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of June, 1989, before me personally appeared Robert L. Scruggs and wife, Joyce W. Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7889 PAGE 536

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 259,067.47.

_____
Affiant

Subscribed and sworn to before me, this the 27th day of June, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

WARRANTY DEED

from:
Robert L. Scruggs and wife,
Joyce W. Scruggs

to:
J. Crispin Ashworth, unmarried

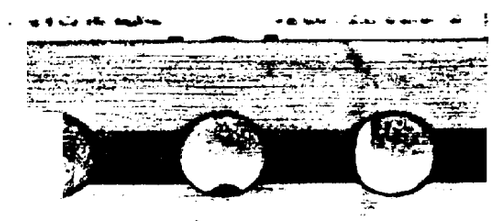
WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

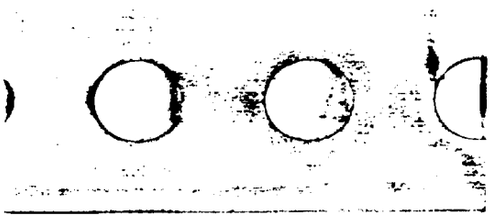
IDENTIFICATION REFERENCE

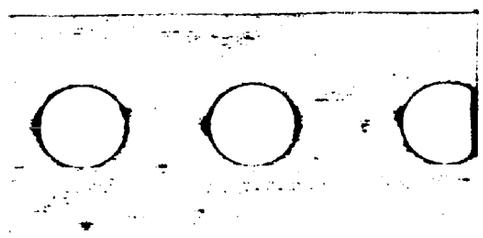
Jul 14 1 42 PM '89

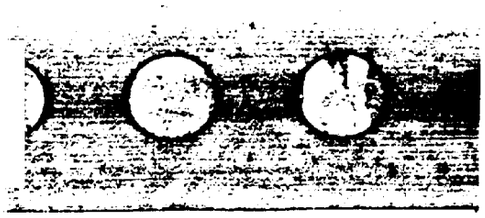
DAVIDSON COUNTY, TN

4940 1









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 537

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 259067.47
CON TX 855.03
PRFEE 1.00
WDEED 6.00
TOTAL 862.03
~~CHECK 862.03~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~07-14-89 01 13:44 0001 5370~~

4.9401.

IDENTIFI REFERENCE

JUL 14 1 42 PM '89

DAVIDSON COUNTY, TN

No. 229050