THIS INSTRUMENT PREPARED BY:
Mail: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
E.E. SCRUGGS ET UX
P.O. BOX 66
MADISON, TN 37116

MAP/PARCEL NUMBER:
MAP 042-08
PARCEL 85.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00, THIS 10TH DAY OF AUGUST, 1989.

E.E. Scruggs
AFFIANT

Subscribed and sworn to me, this the 10TH day of AUGUST, 1989.

Denise C. Allis
Notary Public
My commission expires: 5-11-92

57057 IDENTIF. TREFERENCE AUG 11 11 09 AM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, ROBERT B. HUFFINE ET UX, ANNA A. HUFFINE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said E.E. SCRUGGS ET UX, LOUISE SCRUGGS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 207 NESBITT LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 10th day of AUGUST, 1989.

Robert B. Huffine

Robert B. Huffine

Anna A. Huffine by Robert B. Huffine

Anna A. Huffine, by her attorney-in-fact, Robert B. Huffine

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. HUFFINE the within named bargainor, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10th day of AUGUST, 1989.

Denise C. Ellis

notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Huffine, to me known to be the person who executed the foregoing instrument in behalf of Anna A. Huffine and acknowledged that HE executed the same as the free act and deed of the said Anna A. Huffine, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 10th day of August, 1989.

Denise C. Ellis

Notary Public

My Commission Expires: 5-11-92

EXHIBIT 'A'

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the subdivision plan of the Robert B. Huffine et ux property, of record in Book 6200, page 245, Register's Office for Davidson County, which property is more particularly described as follows:

BEGINNING at a point in the southerly margin of Nesbitt Lane 900 feet, more or less, northwesterly from Gallatin Road; thence, South 5° 00' 55" West 336.5 feet to the northerly boundary line of the Ozburn-Hessey Storage Company property as of record in Book 5794, page 133, Register's Office for Davidson County, Tennesee; thence with said northerly boundary line, North 77° 23' 58" West 173.1 feet to an iron pin in the easterly margin of a 60-foot private drive; thence with said easterly margin, North 3° 14' 05" East, 288.03 feet; thence northeasterly with a curve to the right, 40.05 feet to the southerly margin of Nesbitt Lane, said curve having a central angle of 91° 46' 50" and a radius of 25.00 feet; thence with said margin of Nesbitt lane, South 84° 59' 05" East, 155.6 feet to the point of beginning, containing 1.31 acres, more or less.

BEING a portion of the same property conveyed to Robert B. Huffine et ux, Anna A. Huffine, by deed from Ozburn-Hessey Storage Company, of record in Book 6285, page 873, Register's Office for Davidson County, Tennessee.

4870 08/11 0101 03CHECK 1039.60

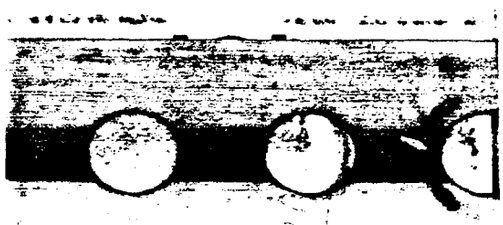
EXHIBIT 'B'

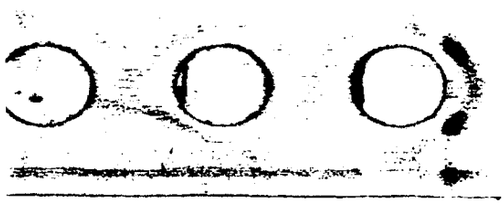
1. Real property taxes for the year 1989 and all future years.

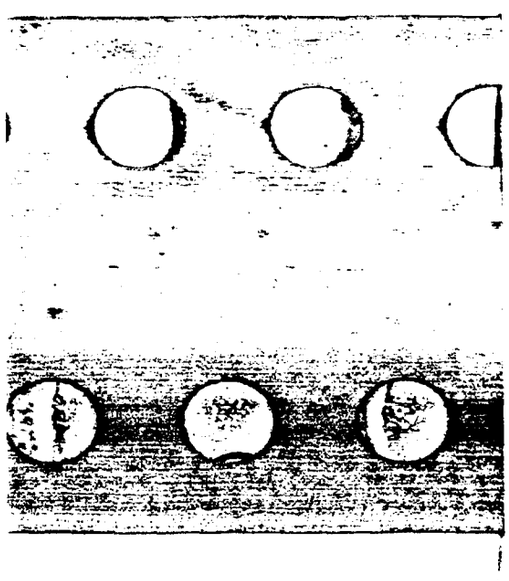
2. Exceptions to Plat of record in Book 6200, page 245, said Register's Office, which include a 30-foot utility anchor easement along Nesbitt Lane; a 50-foot minimum building setback line along the westerly line of the lot; a sanitary sewer easement in the southeasterly corner of the lot and an overhang easement in the northwesterly corner of the lot.

3. Easement for natural gas (50-foot) of record in Deed Book 1939, page 555, said Register's Office.

4. Easement from Robert B. Huffine to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6631, page 104, said Register's Office.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7912 PAGE 879

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 312000.00
CON TX 1029.60
PRFEE 1.00
WDEED 9.00
TOTAL 1039.60
CHECK 1039.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/11/89 11 0001 4870

57057

IDENTIF. REFERENCE

AUG 11 11 09 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238154