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

BOOK 7915 PAGE 38

ADDRESS NEW OWNER:
Julian C. Scruggs III
209 Bellevue Drive North
Nashville, TN 37205

MORTGAGEE:
Union Security Mortgage Company
3322 West End Ave., Suite 400
Nashville, TN 37203

MAP-PARCEL NUMBERS:
MAP 116-14
PARCEL 007
BM-07000

WARRANTY DEED

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, Third Federal Investment Group, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Julian C. Scruggs III and wife, Elizabeth P. Scruggs 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. 8 on the plan of Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of 28 in Deer Park Subdivision Belle Meade of record in Book 421, page 67, Register's Office for said County.

SAID Lot No. 8 fronts 68.5 feet on the southerly margin of Bellevue Drive North and extends back 291.5 feet on the easterly line and 277.5 feet on the westerly line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to Third Federal Investment Group, Inc. by deed from Gary B. Thompson, Trustee, of record in Book 7844, page 139 which was re-recorded in Book 7848, page 37 said Register's Office for Davidson County.

5786 IDENTIF. REFERENCE
AUG 15 9 45 AM '89
FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN.

5797 08/15 0101 03CHECK 785.80

This is (~~not~~) improved property, known as 209 Bellevue Drive North, Nashville, TN 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 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 11th day of August, 19 89.

Third Federal Investment Group, Inc.

by: Jeff. Wilkins III

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7915 PAGE 39

Before me, the undersigned, of the State and County aforesaid, personally appeared Ben H. Willingham III, 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 Third Federal Investment Group, Inc., the within named bargainor, a corporation, and that he as such Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as such C.E.O.. Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of August, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 236,000.00.

Julian C. Scruggs III
Affiant

Subscribed and sworn to before me, this the 11th day of August, 1989.

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

WARRANTY DEED

from:

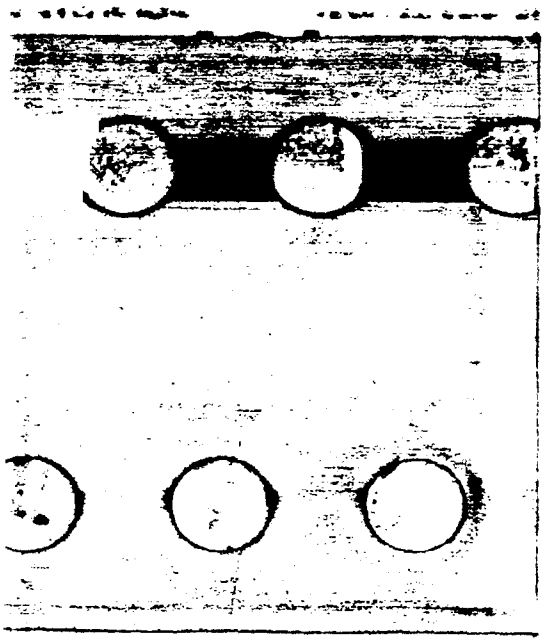
Third Federal Investment Group, Inc.

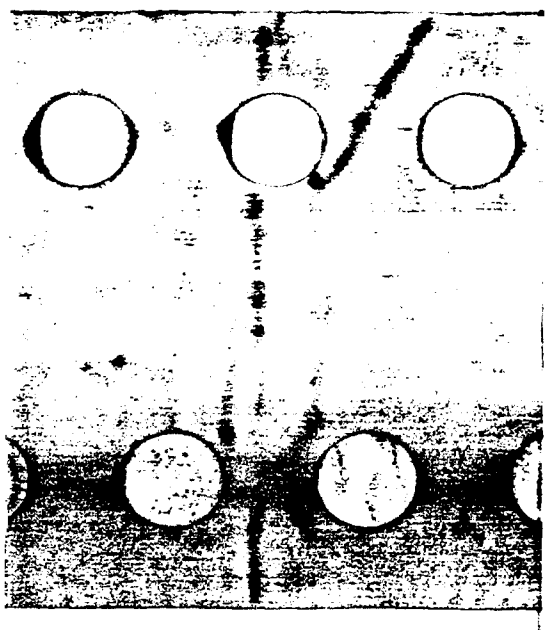
to:

Julian C. Scruggs, III and wife, Elizabeth P. Scruggs

WILKINS & IVEY

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 40

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 236000.00
CON TX 778.80
PRFEE 1.00
WDEED 6.00
TOTAL 785.80
CHECK 785.80
08/15/89 01 09:48 0001 5797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57860

IDENTIF. REFERENCE

AUG 15 9 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239070