This Instrument Prepared By:
Lee and Lee Attorneys, P.C.,
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 8210 PAGE 861

ADDRESS NEW OWNER:
John Barry Scruggs
708Chestnut Court North
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Cumberland Bank
1000 Main Street, P.O. Box 410
Carthage, TN 37030

MAP AND PARCEL:
MAP 64-11
GROUP A
PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alan D. Revelette and wife, Candace M. Revelette** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Barry Scruggs, single**, 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:

> Lot 45 on the Plan of the Caleb Chase, a planned unit development, according to a survey of record in Book 6250, page 821, Register's Office for Davidson County, Tennessee ("R.O.D.C."), by MCI Consulting Engineers, Inc., Project #1139510, dated July 31, 1985.
>
> Being a part of the same property conveyed to Alan D. Revelette and wife, Candace M. Revelette by deed from C. Hooper Development, Co. dated June 30, 1986, as of record in Deed Book 6903, Page 129, Registers's Office for Davidson County, Tennessee.
>
> Alan D. Revelette executes this instrument on behalf of the said Candace M. Revelette by virtue of a written Power of Attorney, filed for record in Trust Deed Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Chestnut Court North, Hermitage, TN 37076. Possession is to be given on September 28, 1990

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This property is subject to all easements, minimum building setback lines, and conditions set forth on the Plan of record in Book 6250, page 821 to 822, R.O.D.C., and to a Declaration of Covenants, Conditions, and Restrictions applicable to Caleb Chase, dated February 18, 1986, of record in Book 6783, page 805, as amended in Book 7189, page 553; and restrictions of record in Book 4465, page 109, R.O.D.C., and a Corrected Declaration of Covenants, Conditions and Restrictions of record in Book 6783, page 805, R.O.D.C., and all amendments thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **John Barry Scruggs, single**, their heirs and assigns, forever; and we, **Alan D. Revelette and wife, Candace M. Revelette** 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of September, 1990.

62630

IDENTIF. REFERENCE

OCT 4 2 48 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENT.

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Alan D. Revelette

Candace M. Revelette By: Alan D. Revelette

Candace M. Revelette
By Alan D. Revelette, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alan D. Revelette, individually and known to me to be the person whose name is subscribed as attorney-in-fact for Candace M. Revelette, as recorded in Trust Book _____, page _____, Register's Office of Davidson County, Tennessee, and acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 28th day of September, 1990.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/ 8/91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 97,000.00.

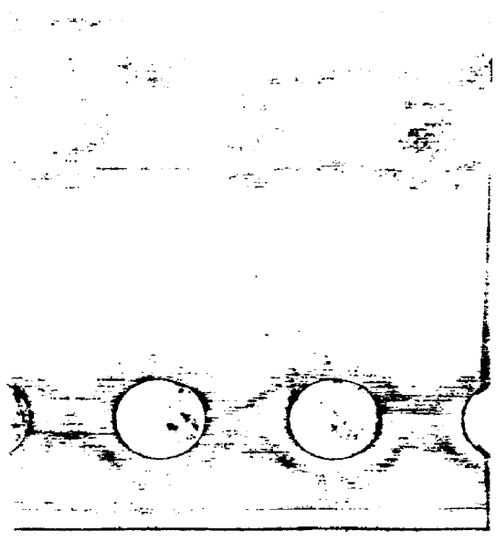
X John Barry Scruggs
AFFIANT

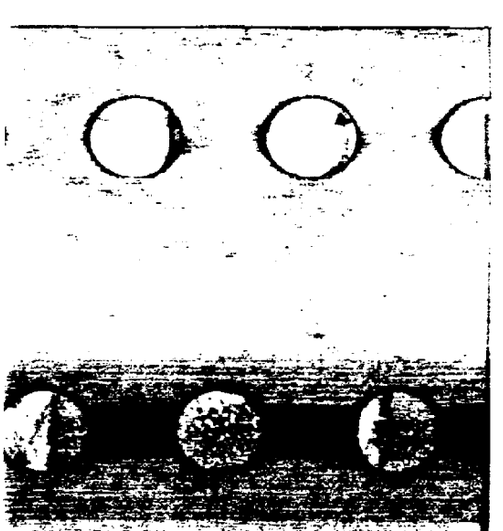
Subscribed and sworn to before me this 28th day of September, 1990.

NOTARY PUBLIC
My Commission Expires: 6/ 8/91

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1446 10/04 0101 03CHECK 327.10





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 97000.00
CON TX 320.10
PRFEE 1.00
MDEED 6.00
TOTAL 327.10
CHECK ~~327.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~10/04/90 01 14:49 0001 7446~~

62630

IDENTIF. TREFERENCE

OCT 4 2 48 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361729