BOOK 8277 PAGE 755

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

LaVonda C. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1991

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
LaVonda C. Scruggs (NAME)	Same (NAME)	Map 41-15-O-A
1301 Ewing Creek Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 11CO
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	12D-87715

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. David W. Powell and MKC Enterprises, a partnership composed of Howard L. Caughron and Marguerite Caughron HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaVonda C. Scruggs

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:

BEING part of Lot No. 7 on the Plan of Bellshire Terrace, Section One, Phase I, of record in Book 6250, page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 11 of the Bellshire Terrace Condominiums as set out in the Master Deed and By-Laws of record in Book 6877, pages 53 thru 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

BEING part of the same property conveyed to David W. Powell and MKC Enterprises, a partnership composed of Howard L. Caughron and wife, Marguerite Caughron of record in Book 8266, page 513, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to a Deed of Trust payable to Associates Financial Services Company of Tennessee, Inc., of record in Book 8267, page 970, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust. A Wrap-around mortgage is being recorded simultaneously herewith.

THIS conveyance subject to restrictive covenants of record in Book 6741, page 991 and Restrictions and By-Laws of record in Book 6877, pages 53 through 85; and such easements and setback lines of record in Plat Book 6250, page 132, said Register's Office.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

Dixie F. Powell joins in the execution of this instrument to convey whatever rights, especially marital rights she may have.

unimproved ( ) This is improved (X) property, known as 1301 Ewing Creek Drive (House Number) (Street) Nashville, TN 37207 (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 Whereever 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 our hand s this 15th day of January, 1991

David W. Powell

Dixie F. Powell

MKC Enterprises

By: Howard L. Caughron

By: Marguerite Caughron

STATE OF TENNESSEE)
Davidson COUNTY)

BOOK 8277 PAGE 756

Personally appeared before me, David W. Powell and Dixie F. Powell
(Name of natural person executing the instrument)

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, at office, this 24th day of January 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Howard L. Caughron and Marguerite Caughron, partners of
(Name of officer) (Offical capacity of officer)
MKC Enterprises

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, and who further acknowledged that they ~~is~~ are the
partners of MKC Enterprises
("attorney-in-fact" or "president" or "general partner")
of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 24th day of January 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
David W. Powell and

MKC Enterprises

TO
LaVonda C. Scruggs

This form compliments of:

title escrow, inc.

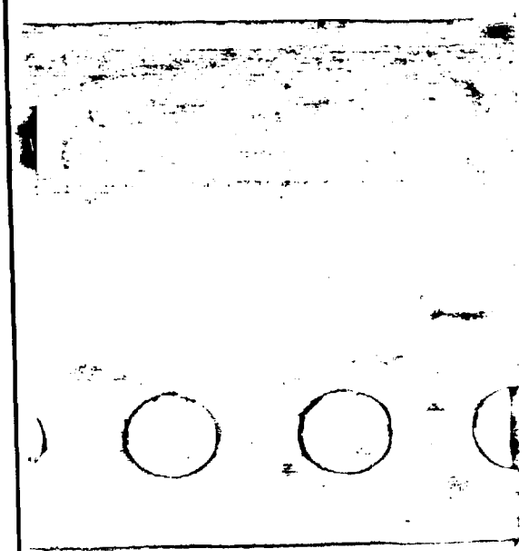
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

6504 01/18 0101 03CHECK 170.35

JAN 18 9 06 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

8697 4



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 757

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	49500.00
CON TX	163.35
PRFEE	1.00
WDEED	6.00
TOTAL	170.35
CHECK	170.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/13/91 01 09:05 0001 6504

86974

IDENTIF. REFERENCE

JAN 18 9 06 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390355