FILE BOX 45

BOOK 8295 PAGE 95

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $ 107,948.06

Richard A. Scroggins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1991

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Richard A. Scroggins, Jr. | Statesman Mortgage Company | Map 108 |
| (NAME) | (NAME) | |
| 104 Fitzpatrick Court | 405 Sixth Ave., P.O. Box 9128 | Group 4 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37214 | Des Moines, Iowa 50306-9128 | Parcel 219 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, David A. Holley and wife, Laura L. Holley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Scroggins, Jr. and wife, Teri-Ellen Scroggins

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 Lot No. 373, on the plan of Section Seven, Larchwood, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David A. Holley and wife, Laura L. Holley by deed from Frank Batson Quality Homes, Inc., of record in Book 7807, Page 606, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7216, Page 574, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by David A. Holley and wife, Laura L. Holley, to Roger K. Yates, Trustee, for Statesman Mortgage Company, dated March 31, 1989, and filed for record in Book 7807, Page 609, Register's Office for said County, with an unpaid principal amount of approximately $ 101,948.06, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

93773

IDENTIF. TREFERENCE

FEB 20 8 28 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

XX Property known as 104 Fitzpatrick Court, Nashville, TN 37214
(House Number) (Street) (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 heir 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. Wherever 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 February, 19 91

Laura L. Holley
Laura L. Holley

David A. Holley
David A. Holley

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Holley and wife, Laura L. Holley

the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 19[illegible]

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

David A. Holley
Laura L. Holley

TO

Richard A. Scroggins, Jr.
Teri-Ellen Scroggins

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

7942 02/20 0101 03CHECK 363.07

**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 107948.06 |
| | | | | CON TX 356.07 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 363.07 |
| | | | | CHECK 363.07 |
| 02/20/91 | 01 | | | 08:29 0001 7942 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93773

IDENTIF. REFERENCE

FEB 20 8 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398207