Bdy 11

SPECIAL WARRANTY DEED

BOOK 8307 PAGE 750

FROM: Third National Bank in Nashville, Grantor

TO: Robert L. Scruggs and Joyce W. Scruggs, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
236 Burlington Place Nashville, TN 37215	SAME	Pt of 104-146-5 Field Book Numbers _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy-Six Thousand Dollars ($76,000).

Robert L Scruggs
Affiant

SUBSCRIBED AND SWORN TO before me, this the 11 day of March, 1991.

Denise M. Yarmey
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Seventy-Six Thousand Dollars ($76,000), the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said ROBERT L. SCRUGGS and wife, JOYCE W. SCRUGGS, Grantee, their heirs, successors, and/or 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. 51 as shown on the Plan of Final Plat of Whitworth, Phase 1, of record in Plat Book 7900, page 47, revised in Book 7900, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being part of the property conveyed to Third National Bank in Nashville by deed from RCC Associates, L.P., a Delaware limited partnership, of record in Book 8236, page 176, said Register's Office.

This is unimproved property, known as Lot 51 in Whitworth in Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

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, their heirs, successors, and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 11th day of March, 1991.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Faumeyer, a Notary Public of said County and State, personally appeared Daniel S Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 11 day of March, 1991.

Denise M. Faumeyer
Notary Public

My Commission Expires: 3/27/93

3691J/08-11-91

1. Taxes for 1991, as lien but not yet due and payable.

2. All matters as shown on the Plan of Whitworth, Phase 1, of record in Book 7900, page 141, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, and amended in Book 8282, page 45, said Register's Office.

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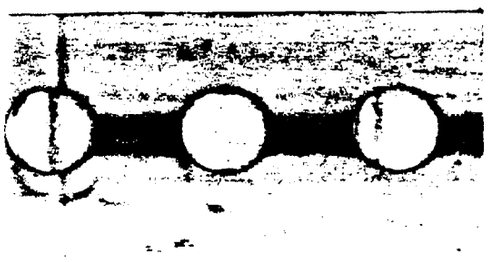
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3691J/03-11-91

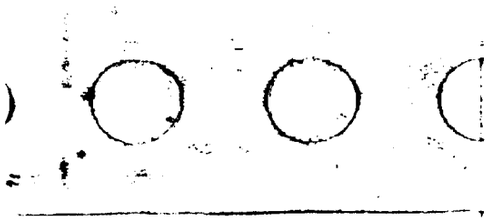
OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____ BOOK 8307 PAGE 753



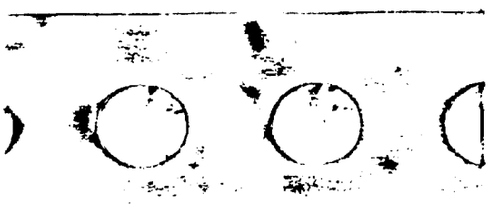
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

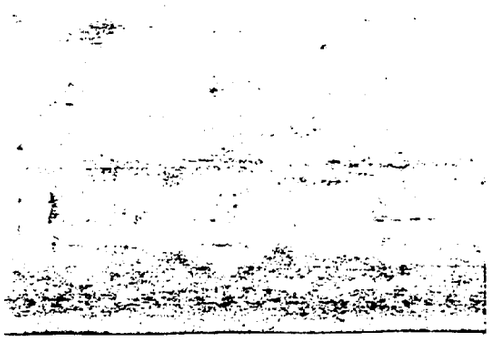
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 76000.00
CON TX 250.80
PRFEE 1.00
WDEED 9.00
TOTAL 260.80
CHECK 260.80



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0001 2739



98444

IDENTIF. REFERENCE

APR 11 4 00 PM '91

No. 403543