PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30897)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 145,000.00

Mary Jane Scruggs
Affiant

Sworn and subscribed before me this 13th day of June, 1991.

Christy Wilkins
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY W. ... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Mark C. Scruggs
5803 Vine Ridge Drive
Nashville, TN 37205

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
8DA-57950, 103-10-61

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, the undersigned **Louise B. Winer, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Jane Scruggs,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 20 on the plan of Hillwood Estates, Section I, as of record in Book 1835, page 117, Register's Office for said County, described as follows:

BEGINNING on the southeasterly margin of Vine Ridge Drive at a point 3 feet east of the corner of Lots Nos. 20 and 21; thence southeasterly 251 feet, more or less, to a point in the northern boundary line of Lot No. 17; thence with the line between Lots Nos. 17 and 20, northeasterly 47 feet to the corner of Lots Nos. 17, 18 and 20; thence with the line between Lots Nos. 18 and 20, northeasterly 110 feet to the corner of Lots Nos. 18, 19 and 20; thence with the line between Lots Nos. 19 and 20, northerly 170 feet to the southeasterly margin of Vine Ridge Drive; thence with the same, southwesterly 204.9 feet to the beginning.

BEING the same property conveyed to Louise B. Winer by deed from Bill S. Jones and wife, Valerie M. Jones of record in Book 3278, page 7, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Louise B. Winer by Gerald A. Winer as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument. ~~The Affidavit of said Attorney in Fact is attached hereto and incorporated herein by reference~~.

2214 7.

JUN 13 3 23 PM '91

3728 06/13 0101 03CHECK 485.50

This is improved property, known as: 5803 Vine Ridge Drive, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 13th day of June, 1991.

Louise B. Winer

Louise B. Winer
By: Gerald A. Winer, Atty in Fact

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 Gerald A. Winer with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Louise B. Winer as her Attorney in Fact as the free act and deed of the within named Louise B. Winer.

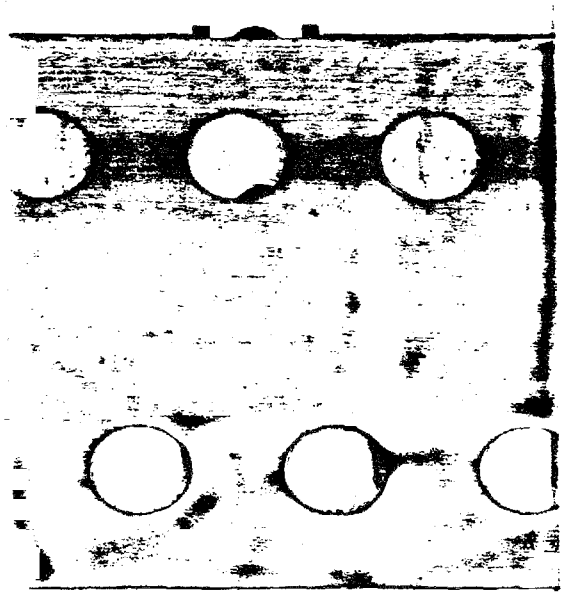
Witness my hand and official seal at Nashville, Tennessee, this the 13th day of June, 1991.

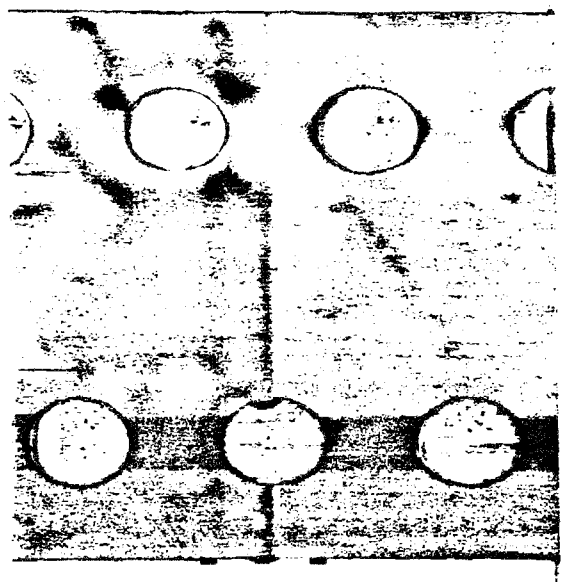
CHRISTY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission expires:

Oct 9, 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8374 PAGE 98

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 145000.00
STATE TX 478.50
PRFEE 1.00
WDEED 6.00
TOTAL 485.50
CHECK 485.50

06/13/91 01 15:26 0001 3728

22147

IDENTIFICATION REFERENCE

JUN 13 3 23 PM '91

No. 430776