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: (ljh) (Title No: 31081)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 297500.00

Affiant

Sworn and subscribed before me this 12th day of August, 1991.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
F. Lynn McPheeters
38 Erwin Court
Nashville, TN 37205

**MORTGAGEE:**
First American National Bank
First American Center
Nashville, TN 37214

**MAP-PARCEL NUMBERS**
104-14-7

# *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 **Robert L. Scruggs and spouse, Joyce Winston Scruggs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **F. Lynn McPheeters and spouse, Susan F. McPheeters,** 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 Davidson County, Tennessee, being Lot No. 51 on the revised plan of Whitworth-Phase 01, of record in Book 7900, pages 140, 141, 142, 143, 144 and 145 Register's Office for said County.

SAID Lot No. 51 fronts 43.00 feet on the southwesterly margin of Erwin Court and extends back 146.50 feet on the northwesterly line and 99.07 feet on the southeasterly line to a broken line in the rear, measuring 121.75 feet thereon.

BEING the same property conveyed to Robert L. Scruggs and wife, Joyce W. Scruggs by deed from Third National Bank in Nashville of record in Book 8307, page 750, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8026, Page 305, Book 8047, page 243 and Book 8282, page 45, said Register's Office, and to the matters set forth in the referenced Plan of record.

3 9 1 8 1

Aug 14 2 24 PM '91

11.00 11.75

**This is improved property, known as:** 38 Erwin Court, 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 12th day of August, 1991.

Robert L. Scruggs

Joyce Winston Scruggs

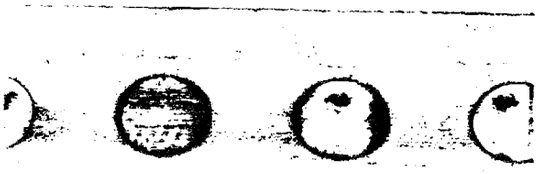
**State of Tennessee**
**County of Davidson**

On this 12th day of August, 1991, before me the undersigned authority, personally appeared Robert L. Scruggs and Joyce Winston Scruggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8420 PAGE 775

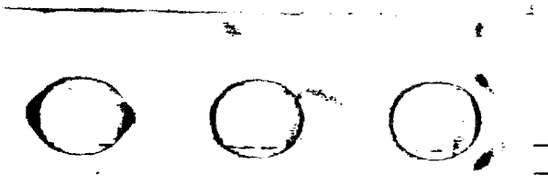
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

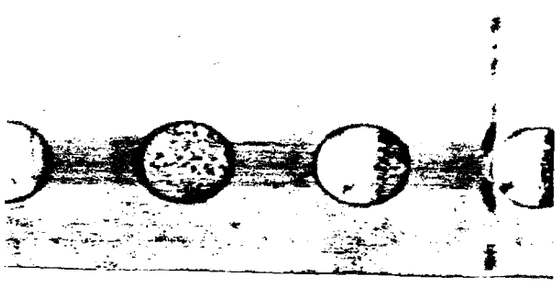
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
297500.00
CON TX 1100.75
PRFEE 1.00
WDEED 6.00
TOTAL 1107.75
CHECK 1107.75

08/14/91 01 14:26 0001 367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





391811

REGISTER'S OFFICE

AUG 14 2 24 PM '91

No. 450221