File in Box # 14

FORM NO. WD-1
351-2

BOOK 8531 PAGE 751

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,965.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January, 19 92

Notary Public

MY COMMISSION EXPIRES: 9/16/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
SHARON SCRUGGS (NAME)	FIRST INVESTMENT COMPANY (NAME)	Map 133-08
444-446 Cathy Jo Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	Parcel 161
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	COLUMBUS, OHIO 43216 (CITY) (STATE) (ZIP)	FB# 06DA-83673

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, WE, MARTIN D. BRANDES AND WIFE, SUZANNE W. BRANDES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHARON SCRUGGS, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Valley View Terrace, Phase Two, of record in Plat Book 5200, Page 119, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martin D. Brandes and wife, Suzanne W. Brandes, by Deed from Suzanne W. Brandes, Trustee, of record in Book 7972, Page 897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Martin D. Brandes and wife, Suzanne W. Brandes to First Investment Company in the original principal amount of $72,300.00, of record in Book 7972, Page 899, Register's Office for Davidson County, Tennessee.

PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

This is ( ) unimproved (x) improved property, known as 444-446 Cathy Jo Circle, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

820 01/ CHECK 180.80

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. 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 their hands this 17th day of January, 19 92

Mark D Brandes
MARTIN D. BRANDES

Suzanne W Brandes
SUZANNE W. BRANDES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTIN D. BRANDES AND WIFE, SUZANNE W. BRANDES

the bargainors, 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 and official seal at Nashville, Tennessee, this 17th day of January, 1992.

Notary Public

Commission Expires 9/16/95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARTIN D. BRANDES AND WIFE,
SUZANNE W. BRANDES

TO

SHARON SCRUGGS, UNMARRIED

7.7.8 6.1

IDENTIFICATION REFERENCE

JAN 21 10 26 AM '92

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church St., 13th Floor
Nashville, TN 37219

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
MG	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	73965.17
CON TX	273.80
PRFEE	1.00
MDEED	6.00
NOTARY	
TOTAL	280.80
CHECK	280.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 10:27 0001 8207

7.7.8.6.1

IDENTIFICATION REFERENCE

JAN 21 10 26 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 094002