Bert All

BOOK 8551 PAGE 152

SPECIAL WARRANTY DEED

FROM:	Third National Bank in Nashville, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor
TO:	Robert L. Scruggs and Joyce W. Scruggs, Grantee	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
205 Old Williamsburg Court Nashville, TN 37215	SAME	104-14-G-4
		Field Book Numbers 07DA-92849

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Five Thousand Dollars ($85,000).

Robert L Scruggs
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of February, 1992.

Denise M. Gammon
Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Eighty-Five Thousand Dollars ($85,000), 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. 50 on the revised final plan of Whitworth, of record in Plat Book 7900, pages 140-144, 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 50 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 14th day of February, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: S.V.P.

By: _____

Title: Financial Loan Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Allen Barbosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior V.P. (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 Senior V.P. executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Sen. V.P..

Witness my hand and seal, at Office in Nashville, this 14 day of February, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Nealia B. Parish with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Commercial Loan Officer (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that she as such Commercial Loan Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as Commercial Loan Officer.

Witness my hand and seal, at Office in Nashville, this 14 day of February, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

84481

IDENTIFICATION REFERENCE

FEB 14 11 02 PM '92

DAVIDSON COUNTY, TN

4675J/02-14-92

EXHIBIT A

1. Taxes for 1992, as lien but not yet due and payable.

2. All matters as shown on the plan of Whitworth, of record in Book 7900, pages 140-144, and Book 6900, page 838, said Register's Office.

3. Restrictive covenants contained in an instrument of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

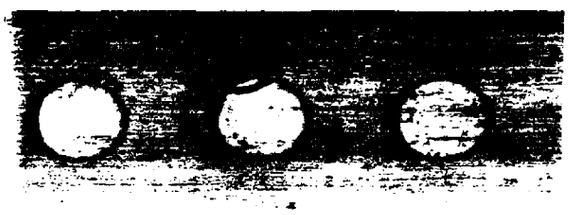
4. Easement for watermains and appurtenances of record in Book 7868, page 959, said Register's Office.

5. Sewer easement of record in Book 3467, page 194 and in Book 3505, page 338, said Register's Office.

1511 02/14 0101 03CHECK 327.50

4675J/02-14-92

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



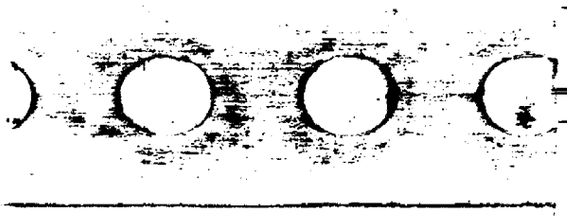
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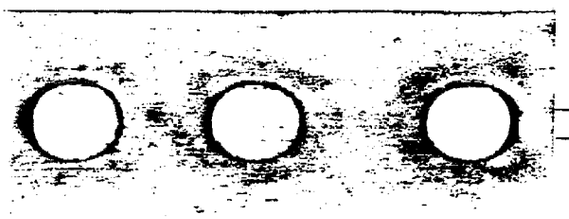
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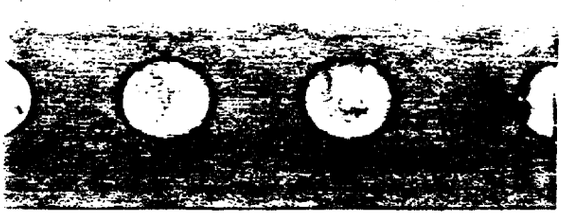
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	327.50
			CHECK	327.50
02/14/92	01		16:02 0001	1511







RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84481

IDENTIFICATION REFERENCE

FEB 14 4 02 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502082