Box 23

File No: 8496-2

Address New Owner:	Send Tax Bills To:	Map/Parcel
Robert M. Whitfield etux	Same	Map 81-6
1080 So. Harpeth Rd.	Same	Parcel 119
Kingston Springs Tn 37082		

BOOK 8708 PAGE 67

WARRANTY DEED

FOR AND IN CONSIDERATION 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, ELLIS W. SCRUGGS (SR.), unmarried, ELLIS W. SCRUGGS, JR. and GWENDOLYN SCRUGGS, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto ROBERT M. WHITFIELD and wife, CLEO HALL WHITFIELD, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, of the Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 7 fronts 30 feet on the easterly side of Jenkins Court and runs back 94.2 feet on the northerly line and 126.8 feet on the southerly line to a dead line in the rear on which it measures 97.2 feet.

BEING THE SAME property conveyed to Ellis W. Scruggs and wife, Ruby Nell Scruggs by deed from Stanley T. Snodgrass, Trustee, of record in Book 3671, Page 579, said Register's Office. The Scruggs later divorced (see Minute Book 140B, page 1129, Docket No. 81791, Circuit Court Clerk's Office for said County). Ruby Nell Scruggs died intestate on January 6, 1985, in Davidson County, Tennessee; she was survived by her two children, namely Ellis W. Scruggs, Jr. and Gwendolyn Scruggs. Ruby Nell Scruggs never remarried after said divorce, and was unmarried at the time of her death. Ellis W. Scruggs and Ellis W. Scruggs (Sr.) is one and the same person. Permission to sell and deed the subject property on behalf of the interest of Ellis W. Scruggs, Jr. was obtained by Agreed Order for Sale of Real Property dated July 31, 1992 and August 13, 1992, Case No. 391-00956, filed in the United States Bankruptcy Court for the Middle District of Tennessee.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 3300, page 37, said Register's Office; Restrictive covenants, easements and matters contained in an instrument of record in Book 3340, page 125, said Register's Office; Metro Codes Letter record in Book 7456, page 327, said Register's Office; Metro Codes Notice record in Book 7456, page 269, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 2614 Jenkins Court, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

PAMELA Y. SCRUGGS, wife of Ellis W. Scruggs, Jr. executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Ellis W. Scruggs, Jr., and (ii) waiving, renouncing and quitclaiming to Grantees any dower, elective share, marital rights, exemption rights, rights under the bankruptcy laws or other rights which she may have or which are provided for by law in the premises hereby conveyed (for the purposes stated herein and/or applicable hereto).

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT M. WHITFIELD and wife, CLEO HALL WHITFIELD, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 OUR hands on this 19TH day of August, 1992.

Ellis W Scruggs Sr
ELLIS W. SCRUGGS (SR.), unmarried

Ellis W. Scruggs Jr
ELLIS W. SCRUGGS, JR.

Gwendolyn Scruggs
GWENDOLYN SCRUGGS, unmarried

Pamela Y. Scruggs
PAMELA Y. SCRUGGS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

3856.3

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

IDENTIFICATION REFERENCE
AUG 21 10 25 AM '92
WILLIAMSON COUNTY, TN

Robert M. Whitfield
AFFIANT

Sworn to and subscribed before me this 19 day of August, 1992.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellis W. Scruggs (Sr.), unmarried, Gwendolyn Scruggs, unmarried, Ellis W. Scruggs, Jr. and wife, Pamela Y. Scruggs, 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 Brentwood, Tennessee, this 19 day of August, 1992.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

92 AUG 21 0101 CJCHECK 70.05

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



RECEIVED OF _____

FOR _____

BOOK 8708 PAGE 69

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	16500.00
			CON TX	61.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	70.05
			CHECK	70.05

08/21/92 01 10:27 0001 2652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3856.3

IDENTIFT REFERENCE

AUG 21 10 26 AM '92

[illegible] WILSON, II REG. SF.
DAVIDSON COUNTY, TN



No. 562396