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Name and Address of Owner(s):
Earl Scudder
1103 Seymour Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
Same

Prepared By: Mail
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Map and Parcel Nos.:
Map No. 83-5
Parcel No. 353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, LOUISE SCUDDER MIZE/PHILLIPS, a single person, hereinafter called the Grantor, have this day bargained and sold, and by these presents do transfer and convey unto EARL SCUDDER, hereinafter called the Grantee, his heirs and assigns, certain property in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 47 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County. Said lot fronts 50 feet on the north side of Franklin Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Louise Scudder Mize by Warranty Deed from William R. Smith and wife, Katie Cleo Smith, said warranty deed bearing date of June 7, 1967, and being of record at Deed Book 4139, page 589, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Grantor does hereby covenant with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1992 real property taxes, which taxes are to be paid by the Grantor at closing and except as otherwise set out herein. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, his 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 my hand this 9th day of October, 1992.

Louise Scudder Mize Phillips
LOUISE SCUDDER MIZE PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named LOUISE SCUDDER MIZE Phillips, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 1992.

Pat G. Blankenship
Notary Public

My commission expires: 9/11/95

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Earl T. Scudder
Affiant

Sworn to and subscribed before me, this 9th day of October 1992.

Pat G. Blankenship
Notary Public

My commission expires: 9/11/95

y5/es.wd
10/8/92

120.00

952779

REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

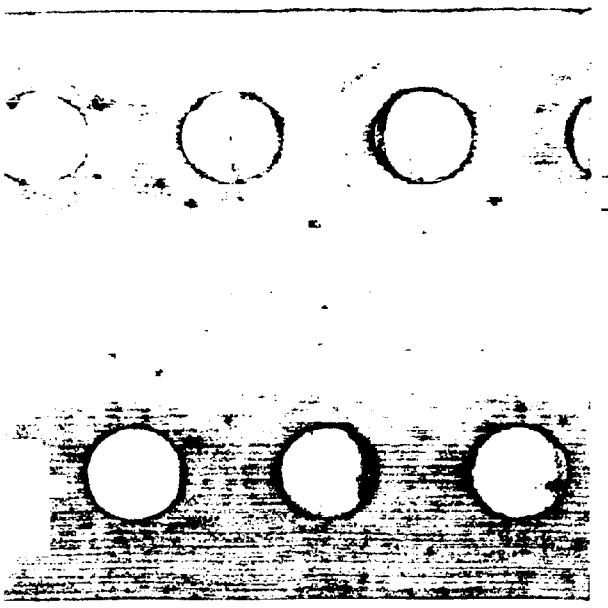
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/15/92 01 16:00 0001 1184

55279

LIEN/LIFT REFERENCE

OCT 15 3 59 PM '92

DAVIDSON COUNTY, TN

No. 580674