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: (cmw) (Title No: 34737)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 312500.00

Timothy McDougall
Affiant

Sworn and subscribed before me this 9th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Timothy McDougall Laurie McDougall 3828 Whitland Avenue Nashville, TN 37205	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926	103-16-0 096.00 26W 06050

BOOK 9274 PAGE 187

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 **Ronnie B. Scruggs and spouse, Mary C. Scruggs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy McDougall and spouse, Laurie McDougall,** 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 parts of Lots No. 9 and 10 of Block "D" on the Map of Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, and described according to a survey of W. B. Southgate, Surveyor, of June 1, 1922, as follows:

BEGINNING at a point on the northerly margin of Whitland, formerly Bowling Avenue, at a point 94 feet 5 inches east of the easterly margin of Wilson Blvd.; thence with the northerly margin of Whitland Avenue, eastwardly 90 feet, 4 inches to a point (said point being 15 feet east of the original line between lots 9 and 10 on the said plan); thence northwardly 200 feet to a point; thence westwardly 60 feet to a point (which point is 60 feet east of the easterly margin of Wilson Blvd..); thence southwardly 308 feet 8 inches to the point of beginning.

BEING the same property conveyed to Ronnie B. Scruggs and wife, Mary C. Scruggs by deed from Claude S. Rankin and wife, Catherine C. Rankin of record in Book 6924, page 975, Register's Office for Davidson County, Tennessee.

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

94 MAR 10 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

26046

This is improved property, known as: 3828 Whitland Avenue, 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 9th day of March, 1994.

Ronnie B. Scruggs

Mary C. Scruggs

9927 03/10/94 03CHECK 1165.25

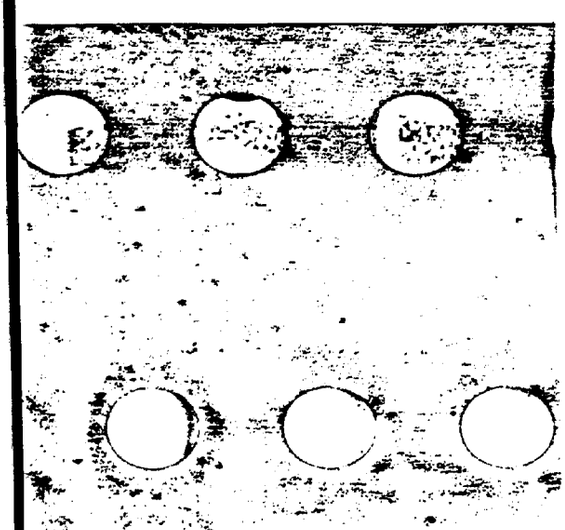
State of Tennessee
County of Davidson

On this 9th day of March, 1994, before me the undersigned authority, personally appeared **Ronnie B. Scruggs** and **Mary C. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Notary Public



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

RECEIVED OF _____

FOR _____

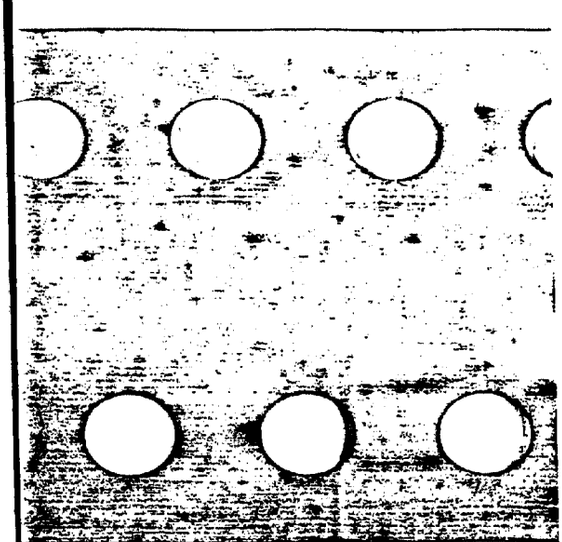
BOOK 9274 PAGE 188

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 312500.00
CON TX 1156.25
PRFEE 1.00
WDEED 8.00
TOTAL 1165.25
CHECK 1165.25

03/10/94 01 10:03 0001 9927



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26046
IDENTIFICATION REFERENCE

94 MAR 10 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765320