LaVonda C. Scruggs
Account No. 0200582

Name and Address of New Owner:
Howard L. Caughron, et ux.
946 Carlin Street
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Prepared by:
D.W. McMackin
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
41-15-0-A11C0
12D87715

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 31 day of March, 1994, by and between LaVonda C. Scruggs, unmarried, party of the first part, and Howard L. Caughron and wife, Marguerite Caughron, their heirs and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Bellshire Terrace, Section One, Phase I, of record in Book 6250, page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 11 of the Bellshire Terrace Condominiums, as set out in Master Deed and By-Laws of record in Book 6877, page 53 thru 85, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to LaVonda C. Scruggs, by deed from David W. Powell and MKC Enterprises, a partnership comprised of Howard L. Caughron and wife, Marguerite Caughron, of record in Book 8277, page 755, Register's Office, Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1301 Ewing Creek Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part in lieu of the foreclosure of that certain deed of trust dated January 11, 1991, executed by LaVonda C. Scruggs to Harold Reeves, Trustee, of record in Book 8277, page 758, Register's Office, Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature(s) of the party of the first part on the day and year first above written.

LaVonda C. Scruggs

LaVonda C. Scruggs, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaVonda C. Scruggs, the bargainor(s), with whom I am personally acquainted, (or proved to me upon 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~~ Dickson, Tennessee, this 31 day of March, 1994.

Jennifer Brantley

Notary Public

My commission expires: 6-23-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,000.00 .

Affiant

Subscribed and sworn to before me on this 31 day of March, 1994.

Jennifer Brantley

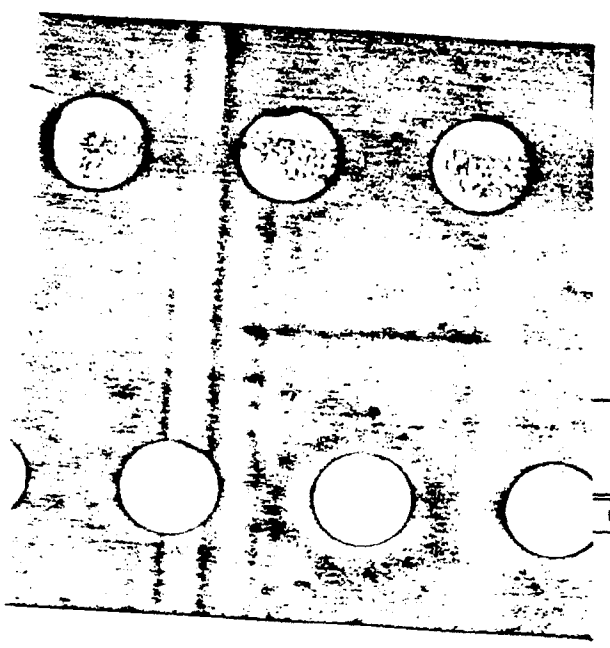
Notary Public

My commission expires: 6-23-97

48023
IDENTIFICATION REFERENCE

94 MAY -9 PM 12:40
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3852 05/09 0101 03CHECK 171.80



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

RECEIVED OF _____

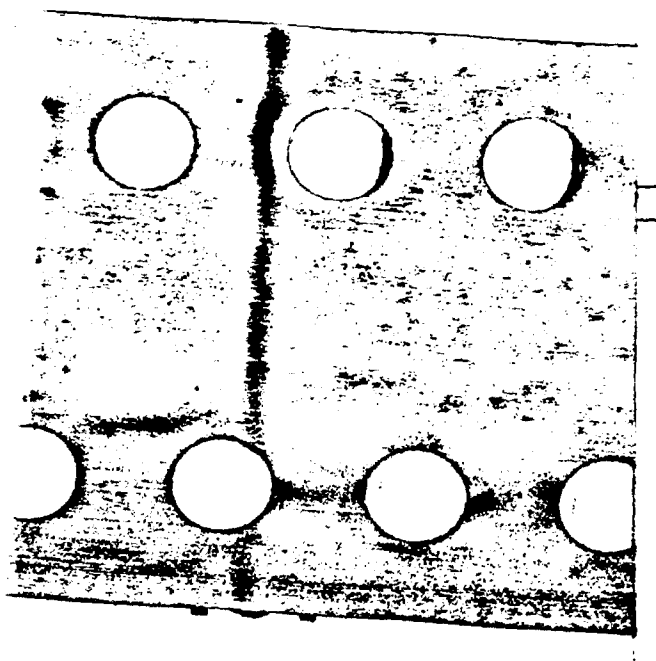
FOR _____

BOOK 9338 PAGE 924

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	44000.00
			CON TX	162.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	171.80
			CHECK	171.80

05/09/94 01 12:39 0001 3852



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48023
IDENTIF. & REFERENCE

94 MAY -9 PM 12:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 788902