Address New Owner
Vickie K Holmes & Trustee
1425 Stonnix Oak Ave
Nashville, TN

Send Tax Bills:
SAME

(C)

Warranty Deed to Trustee

BOOK 9412 PAGE 926

The Grantor(s) Sandra Regina Scruggs a/k/a Sandra Regina Frazier and husband, James Frazier, of the County of Davidson and the State of Tennessee for and in consideration Ten and no/100****** Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants ~~unto the grantees or~~ Grantee

Unto Vickie Holmes as Trustee and not personally under the provisions of a trust agreement dated the 8th day of July Nineteen Hundred and 94, known as Trust Number 7194, the following described real estate in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Highland Hills Subdivision, as of record in Book 1130, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Regina Scruggs by Deed from Juanita Haislip of record in Book 5452, Page 523, Register's Office for Davidson County, Tennessee. James Frazier joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have marital or otherwise.

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Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to to renew or extend leases upon any terms and for any period or periods of time, to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of future renters, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to o different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance if the trust's constitutions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except taxes accruing subsequent to December 31 , 1993.

In Witness Whereof, the said grantor has hereunto set their hands and seals this day of July , AD 19 94

Signed Sealed and Delivered in our Presence

Sandra Regina Scruggs HKA Sandra Scruggs Frazier
Seal

James H. Frazier
Seal

State of Tennessee

County of Davidson

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Sandra Regina Scruggs aka Sandra Regina Frazier and husband, James Frazier to me known as the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the county and State last aforesaid this 8th day of July A.D. 19 94.

D. Ronald [illegible]
Notary Public

My commission expires [illegible]

72977
IDENTIF. & REFERENCE

94 JUL 20 PM 3:02
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

The actual consideration for this transfer or value of property (whichever is greater) is $34,500.00.
This is equal to or greater than the property would bring at a fall and voluntary sale.

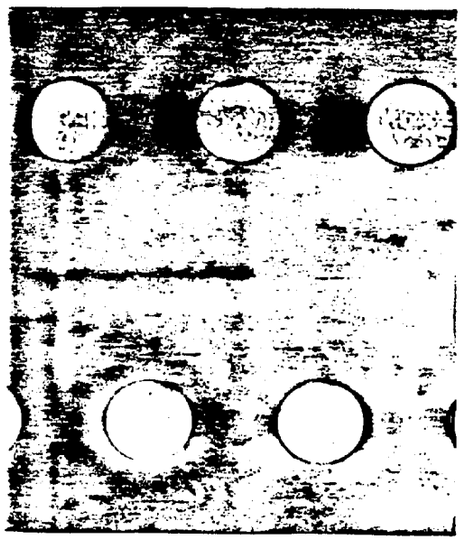
Brenda C Davis
affiant

Prepared By: Amqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, TN 37072

Map & Parcel Number 71-11-258

Witness my hand and official seal on 8th day of July, 1994.

Notary Public
My Commission Expires: 9-5-97



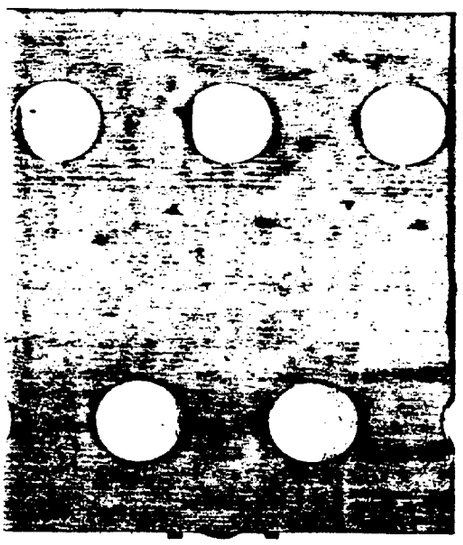
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9412 PAGE 928

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	34500.00
CON TX	127.65
PRFEE	1.00
WDEED	8.00
TOTAL	136.65
CHECK	136.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/20/94 09 15:01 0001 8985

72977
IDENTIF. & REFERENCE

94 JUL 20 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815567