FILE NO. 32778

FILE BOX "7"

BOOK 9453 PAGE 318

FORM NO. WD-1

7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,627.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST 19 94

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS-TO:	MAP-PARCEL NUMBERS
C. HUGH HICKS	CENLAR FEDERAL SAVINGS BANK	161-2-178
(NAME)	(NAME)	161-2-177
P. O. Box 302	P. O. Box 5232	6DU 67401
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DU 67399
Brentwood, TN 37024	Princeton, New Jersey 08543	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, WE MAURICE SCRUGGS, Unmarried, EDWARD C. SCRUGGS, III and wife, KAY S. SCRUGGS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. HUGH HICKS, A Married Person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 71 and 72 on the plan of Section Two McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

BEING the same property conveyed to Maurice Scruggs, Unmarried, Edward C. Scruggs, III and wife, Kay S. Scruggs by deed from Edward E. Parkins, Unmarried, of record in Book 6917, page 632, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to ATLANTIC COAST MORTGAGE COMPANY, of record in Book 6910, page 867, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH CENLAR FEDERAL SAVINGS BANK.

unimproved ( ) This is improved (X) property, known as 473-477 Ellenwood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 31st day of August, 19 94

MAURICE SCRUGGS EDWARD C. SCRUGGS, III KAY S. SCRUGGS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MAURICE SCRUGGS, Unmarried, EDWARD C. SCRUGGS, III and wife, KAY S. 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 Nashville, Tennessee, this 31st day of August, 1994.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires 1/22/95 Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

87085

IDENTIF. & REFERENCE

WARRANTY DEED

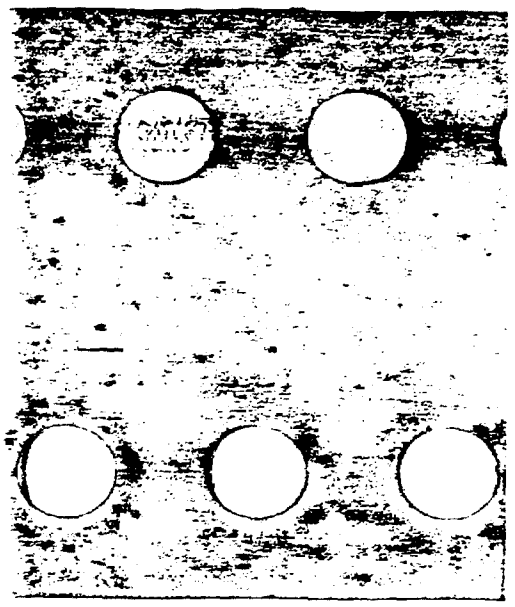
FROM

TO

94 SEP -1 PM 1:51

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4333 09/01 0101 03CHECK 429.43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

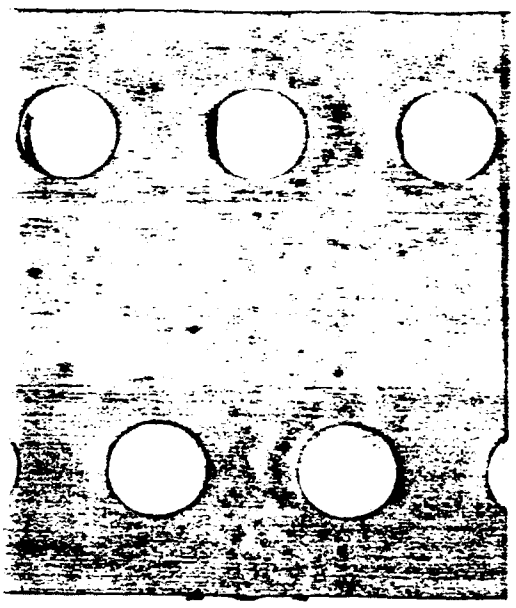
RECEIVED OF _____

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 113627.68
CON TX 420.43
PRFEE 1.00
WDEED 8.00
TOTAL 429.43
CHECK 429.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 13:49 0001 4333

87085
IDENTIF. ℠ REFERENCE

94 SEP -1 PM 1:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 830709