Bcv 52

WARRANTY DEED

BOOK 9587 PG 652

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,747.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Daphne D. Barnes
Notary Public

MY COMMISSION EXPIRES: 6/1/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerrilyn Boyd-Hadley (NAME)	BarclaysAmerican/Mortgage Corporation (NAME)	MAP 104-14G
31 Erwin Court (ADDRESS)	5032 Parkway Plaza Blvd. (ADDRESS)	PAR 12
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND 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, Scruggs HomeBuilders, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerrilyn Boyd-Hadley,

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. 58 on the revised Final Plan of Whitworth, Phase 01, of record in Book 7900, pages 140-144, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Scruggs HomeBuilders, L.P. by deed from Third National Bank in Nashville, of record in Book 9014, page 121, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

95 FEB -3 AM 8:32

31274
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 31 Erwin Court, Nashville, Tennessee 37205
(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 my hand this 27th day of January 19 95

Scruggs HomeBuilders, L.P.
By: Scruggs Investments, Inc., General Partner

By: Joyce W. Scruggs, President
Joyce W. Scruggs, President

BK/VOL 9587PG653

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Scruggs HomeBuilders, L.P. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of January 19 95.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce W. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Scruggs Investments, Inc., a Tennessee corporation, that she acknowledged to be a general partner of Scruggs HomeBuilders, L.P., the within named bargainor, a limited partnership, and that she as such president executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership (the bargainor) by herself as president of the corporation (on behalf of the corporation as general partner of the bargainor).

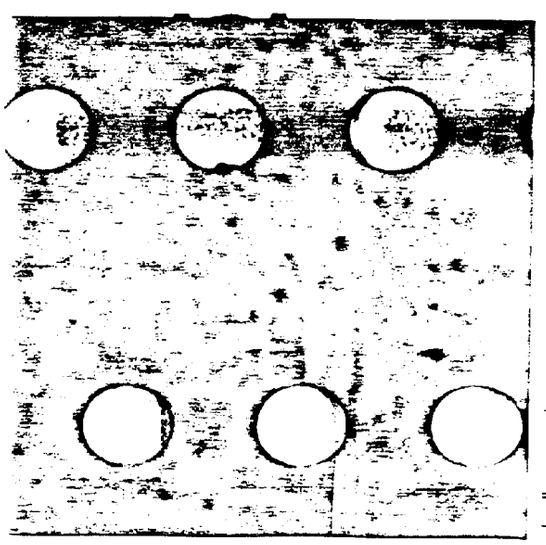
Witness my hand and seal this 27th day of January, 1995.

My Commission Expires:
My Commission Expires SEPT. 26, 1998

Kathy Witt
Notary Public

(SEAL)

9573 02/03 11:01 03CHECK 1599.07



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

RECEIVED OF _____

FOR _____

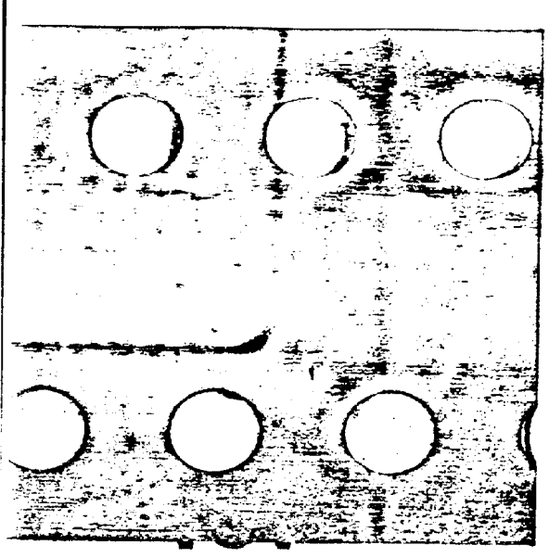
BOOK 9587 PG 654

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
429747.07
CON TX 1590.07
PRFEE 1.00
WDEED 8.00
TOTAL 1599.07
CHECK 1599.07

02/03/95 01 08:33 0001 8573



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31274
IDENTIF. & REFERENCE

95 FEB -3 AM 8:32

REGISTER
DAVIDSON COUNTY, TN.

No. 878323