WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 557,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: 6/13/95
(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
John H. Hurshman	SAME	MAP 130-07
(NAME)	(NAME)	
716 Lynwood Boulevard		PAR 115
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(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., a TN Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Hurshman and wife, Penelope Leighton

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. "A" on the unrecorded plan of Resubdivision of Lots No. 212 and 213 in Royal Oaks Land Company's Subdivision of record in Book 421, page 103, Register's Office for Davidson County, Tennessee, and said Lot No. "A" being part of Lot No. 212 on said plan and described as follows:

Beginning at a concrete monument in the east margin of Lynnwood Boulevard at the northwest corner of said Lot No. "A"; thence along the north line of said lot, south 87 deg. east 300 feet to an iron pin at the corner of Lots No. "A" and "D" in said resubdivision; thence along the line between said lots south 1 deg. 30' west 125 feet to an iron pin at the corner of Lots No. "A" and "B"; thence with the line between said lots north 87 deg. west 300 feet to an iron pin in the east margin of Lynnwood Boulevard; thence along the east margin of said Boulevard north 1 deg. 30' east 125 feet to the beginning.

Being the same property conveyed to Scruggs HomeBuilders, L.P., a Tennessee Limited Partnership, by deed from Charles H. Lapidus, of record in Book 8943, page 792, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 716 Lynwood Boulevard, 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 16th day of February 19 95

Scruggs HomeBuilders, L.P., a TN Limited Partnership
By: Scruggs Investments, Inc., General Partner

By:
Joyce W. Scruggs, President

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~~ Rutherford

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 _____. Murfreesboro

Witness my hand and official seal at office at ~~NASHVILLE~~ Tennessee on this the _____

day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

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 purposes 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 16th day of February, 1995.

My Commission Expires:

6/12/95

Notary Public

(SEAL)

IDENTIF. & REFERENCE

35165

MAIL ENV.

95 FEB 21 AM 9:16

REGISTER
DAVIDSON COUNTY, TN.

2843 02/20 0101 03CHECK 2071.75

Please mail directly to Mr. and Mrs. Hurshman



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

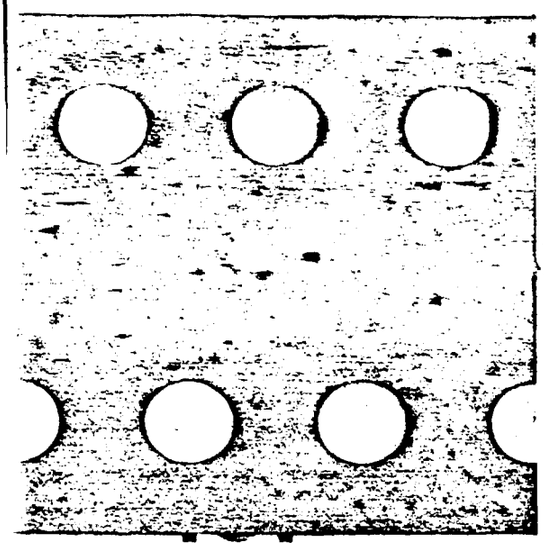
RECEIVED OF _____

FOR _____

BOOK 9598 PG 121

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 557500.00
CAMT 2062.75
ERR CO
CAMT 2062.75-
MOR TX 2062.75
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 2071.75
CHECK 2071.75

02/20/95 01 21:15 0001 2843

35165
IDENTIF. # REFERENCE

95 FEB 21 AM 9:16

REGISTER
DAVIDSON COUNTY, TN.

No. 882538