This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

BOOK 9684 PG 306

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
PAUL C. SCRUGGS et ux	Nations Bank of TN, NA	95-3-A
MARILYN C. SCRUGGS		5103DZ 86079
Unit 51		
2258 Lebanon Rd.		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Paul C. Scruggs
Affiant

Subscribed and sworn to before me this 30 day of May 1995.

Notary Public

My Commission Expires:

3-27-99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JAMES R. WHITE, unmarried, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto PAUL C. & MARILYN C. SCRUGGS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain Condominium Unit in Davidson County, State of Tennessee, described as follows, to wit:

Unit Number 51 in a horizontal property regime as shown on the Condominium Site Plan of Magnolia Square Condominiums of record in Book, 6685, page 275 and 276, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. White by deed from Charles H. Turner and wife, Virginia W. Turner of record in Book 7165, page 640, Register's Office for Davidson County, Tennessee. This property is subject to those obligations and undertakings as reflected in a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as the same is set out in §66-27-101 et seq of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the bylaws for the administration thereof also subject

to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the master deed establishing a horizontal property regime of Magnolia Square Condominiums, of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee and the bylaws appended thereto of record in Book 6685, page 277, said Register's Office.

This conveyance is also subject to rights of others in and to the common elements constituting said Magnolia Place Condominiums.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1995 which the Grantees herein assumes and agree to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30 day of May, 1995

James R. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of May, 1995, before me personally appeared JAMES R. WHITE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of May, 1995.

Notary Public

My Commission Expires:

3-27-99

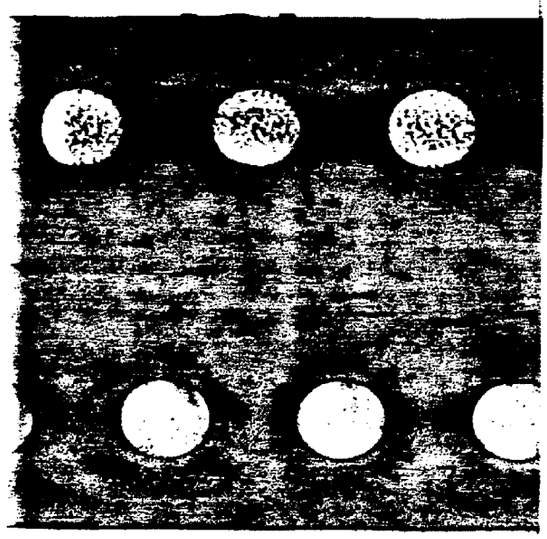
0065022
IDENTIF. ↑ REFERENCE

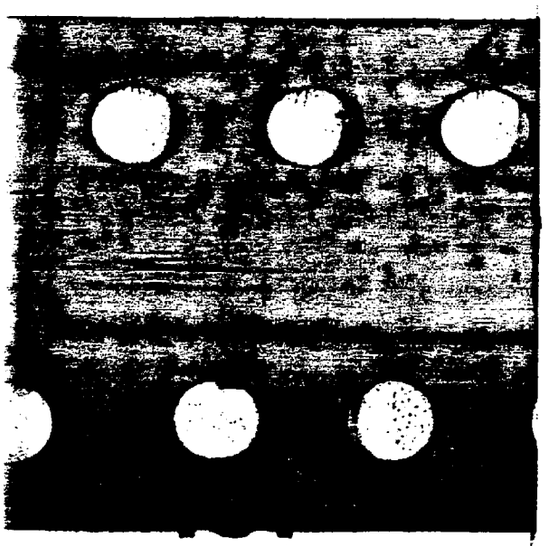
95 MAY 30 PM 1:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5710 05/30 0101 03CHECK 231.

kwb/re/disc/white.wd





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 308

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

05/30/95 01 13:59 0001 5710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065022
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 1:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915035