41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,856.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Florence R. Scruggs (NAME) | Mid-State Financial Services, Inc (NAME) | 160-14c-48 |
| 748 Fox Ridge Dr. (ADDRESS) | 2021 Richard Jones Road, (ADDRESS) | 6DU79460 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37215 (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, Billy Joe Minor, Jr. and wife, Michelle Renee Duke Minor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Florence R. Scruggs, Unmarried

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:

Being Unit No. 748 of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee, the Plat of which is of record in Plat Book 5200, pages 376 and 377, said Register's Office, to which Plat reference is hereby made for a complete and accurate description.

Being the same property conveyed to Billy Joe Minor, Jr., by deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8038, page 330, Register's Office for Davidson County, Tennessee.

Michelle Renee Duke-Minor joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of her marriage to Billy Joe Minor, Jr.

0077176
RECEIVED FOR REFERENCE
95 JUL -7 PM 3:29
FELIX Z. WISCHHOF REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 748 Fox Ridge Dr., Brentwood, TN 37027
(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 hand s this 30th day of June, 19 95

Billy Joe Minor, Jr.

Michelle Renee Duke Minor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Minor, Jr. and wife, Michelle Renee Duke Minor.

the bargainor s, 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 Goodlettsville, Tennessee, this 30th day of June, 1995.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

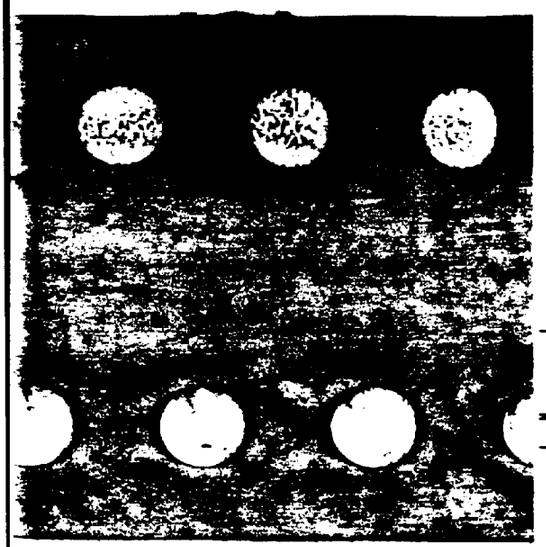


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**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

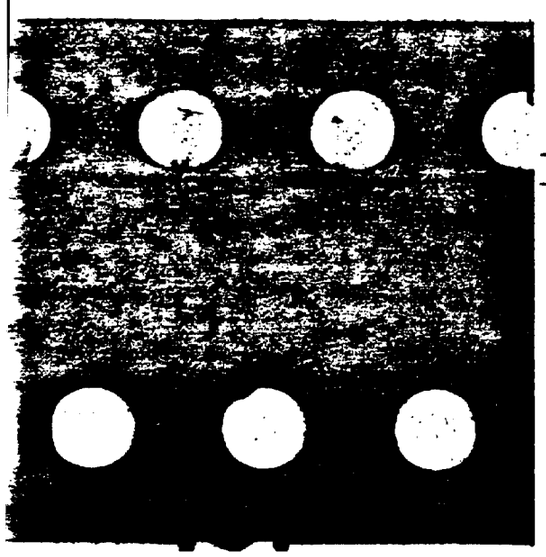
BOOK 9725PG472

| | | |
|---|---|---|
| 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 | 61856.00 |
| CON TX | 229.03 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 238.03 |
| CHECK | 238.03 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9035



00771176
IDENTIFICATION REFERENCE

95 JUL -7 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928172