PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00278178

BOOK 9917 PG 624

WARRANTY DEED

File No: 00278178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph H. Kizer	America's Wholesale Lender	MAP 117-07-D
[NAME]	[NAME]	
119 MATTHEW LANE, UNIT 30	750 Old Hickory Blvd., Ste. #286	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
NASHVILLE, TN 37215	Brentwood, TN 37027	PARCEL 30 CO
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

ROBERT C SCRUGGS AND WIFE, KATHLEEN A SCRUGGS

have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH H KIZER AND WIFE, TRACEY KIZER

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE } The actual consideration or value which ever is greater
COUNTY OF DAVIDSON } for this transfer is $ 93,900.00

Subscribed and sworn to before me, this the 11TH day of JANUARY, 19 96

Affiant

My Commission Expires: 03/22/97
[Affix Seal]

Notary Public Michele M. Cooper

Cooper

unimproved ( )
This is improved (X) property known as 119 Matthew Lane, Unit 30, NASHVILLE, TN 37215
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 11TH day of JANUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert C. Scruggs

Kathleen A. Scruggs

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State ROBERT C SCRUGGS AND WIFE, KATHLEEN A SCRUGGS

the within named 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 NASHVILLE, DAVIDSON COUNTY, TENNESSEE this 11TH day of JANUARY, 19 96.

Michele M. Cooper
Notary Public

Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

96 JAN 16 AM 9:55
DAVIDSON COUNTY, TN.

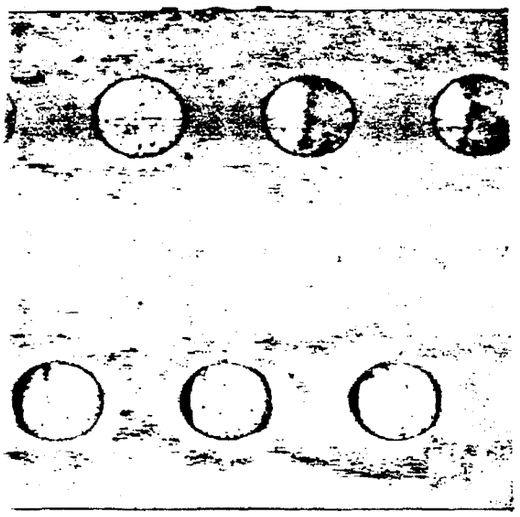
IDENTIFICATION REFERENCE
0140805

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 30 as shown on the amended Condominium Site Plan of Park Green, as of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, page 872, amended in Book 6453, page 717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Scruggs, unmarried, by deed from Metropolitan Federal Savings and Loan Association, of record in Book 8303, page 468, Register's Office for Davidson County, Tennessee.

7721 01/16 0101 03CHECK 360.43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9917 PG 627

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 93900.00
CON TX 347.43
PRFEE 1.00
WDEED 12.00
TOTAL 360.43
CHECK 360.43

01/16/96 01 09:38 0001 7721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140805
IDENTIF. # REFERENCE

95 JAN 16 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 996031