BOOK 10012 PG 300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(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
Jennifer Leigh Scruggs	SunTrust Bank, Nashville, N.A.	MAP 103-4
(NAME)	(NAME)	
4207 Idaho Avenue	201 4th Avenue North	PAR 77
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	
(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, REHAB-IT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Leigh Scruggs

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. 108 of Block 7, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to REHAB-IT, LLC by deed from Louise Potter, unmarried, of record in Book 9882, page 375, said Register's Office.

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

IDENTIF. & REFERENCE 0170214

96 APR 11 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9260 04/11 0101 03CHECK 399.35

unimproved ( )
This is improved (X) property, known as 4207 Idaho Avenue, Nashville, Tennessee 37209
(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 9th day of April 19 96

REHAB-IT, LLC
By: Dana Battaglia, President

Attest: Joe Arnold, Secretary

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

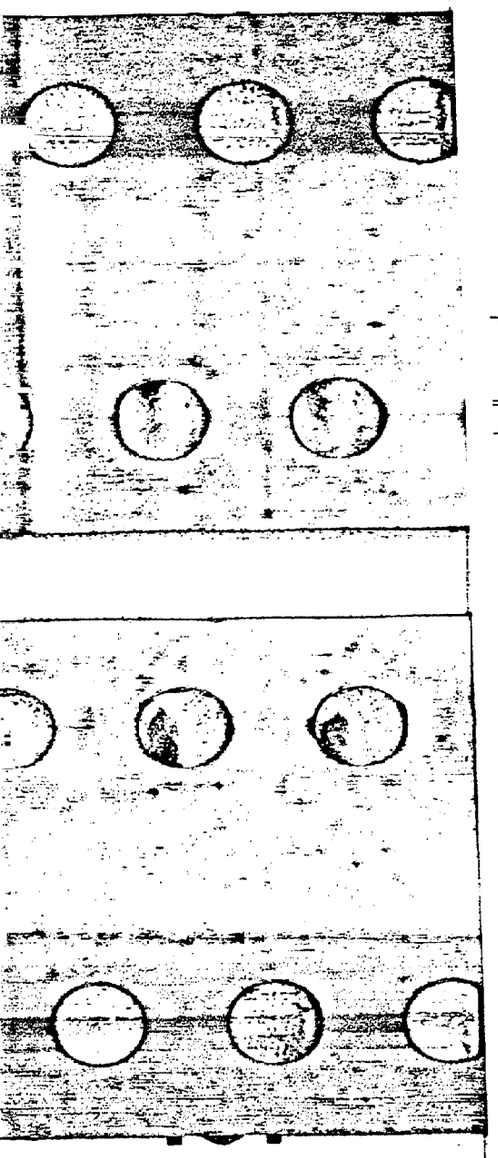
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dana Battaglia and Joe Arnold with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the REHAB-IT, LLC the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dana Battaglia as such President, and attesting the same by the said Joe Arnold as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of April 1996.

My commission expires 5/24/97

Robert L. Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 10012 PG 302

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
105500.00
CON TX 390.35
PRFEE 1.00
WDEED 8.00
TOTAL 399.35
CHECK 399.35

04/11/96 01 10:33 0001 9260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01702 14
IDENTIF. ↑ REFERENCE

96 APR 11 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027235