-96

WARRANTY DEED

100:39pr171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,600.00
James E. Scruggs
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 96
Notary Public
MY COMMISSION EXPIRES: March 21, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Lovelady	James E Scruggs	MAP 103.16C
(NAME)	(NAME)	
4225 Harding Pike Unit 100	107 Ella St	PARCEL 100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Smyrna, TN 37167	
(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, Roy F. Huddleston, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Lovelady and James E. Scruggs, , both 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:

Land in Davidson County, Tennessee being Unit No. 100, on the plan of Wellington Arms Condominium, a horizontal property regime, according to the Master Deed of record in Book 5721, Page 241, corrected in Book 5740, Page 897, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 316, in the Register's Office for Davidson County, Tennessee, to which plate reference is hereby made for a more particular description.

Being the same property conveyed to Roy F. Huddleston by deed from Emma Ruth Fox of record in Deed Book 9685, Page 215, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5721, Page 241 and Book 5740, Page 897 Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 4225 Harding Pike Unit 100, Nashville, TN 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 30th day of April 19 96

Roy F. Huddleston

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 Roy F. Huddleston

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 96.

Commission expires March 21, 1998

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

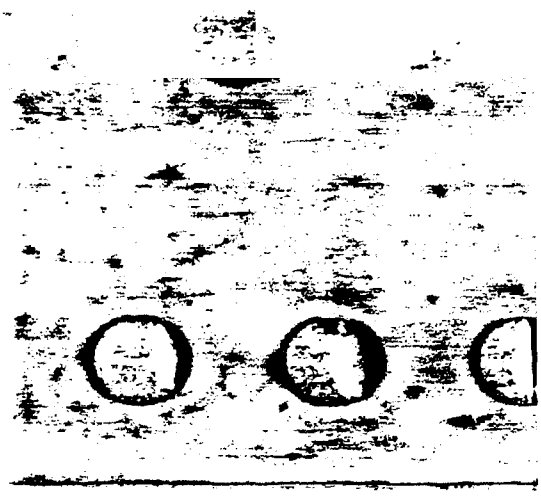
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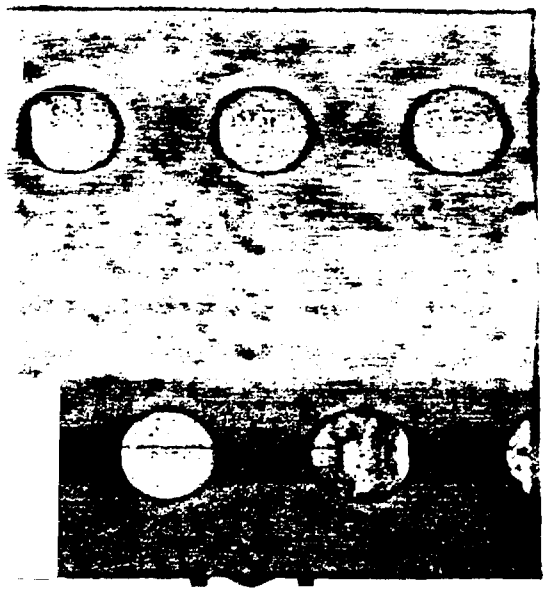
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7896 05/03 0101 03CHECK 103.72





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10039 PG 172-A

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	25600.00
			CON TX	94.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	103.72
			CHECK	103.72
05/03/96	01	13:25	0001	7896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178381
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035920