279128
Box 35

WARRANTY DEED

BOOK 10040 PG 165

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 423,100.00

Joanne G. Singer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-10-97
(AFFIX SEAL)

WILSON CO. TENN. NOTARY PUBLIC LARGE

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
Joanne G. Singer (NAME)	Same (NAME)	MAP 104-14-0-G
45 Green View (ADDRESS)	(ADDRESS)	PARCEL 95
Nashville, TN 37205 (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, Scruggs HomeBuilders, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne G. Singer, 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 Lot No. 137 on the Plan of Revision of Lots Nos. 137 and 138 of Whitworth, Phase 01/A/Greenview, as shown on plat of record in Plat Book 8250, page 38, as amended in Book 9327, page 869, Register's Office for Davidson County, Tennesee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Scruggs HomeBuilders, L.P. by deed from Third National Bank in Nashville, of record in Book 9014, page 121, Register's Office for Davidson County, TN.

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

96 MAY -6 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ← REFERENCE

This is unimproved ( ) improved (X) property, known as 45 Green View, 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 3rd day of May, 19 96

Scruggs HomeBuilders, L.P.
By: Scruggs Investment, Inc., General Partner

By: Joyce W. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10040 PG 166

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scruggs HomeBuilders, L.P.

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 3rd day of May 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joyce W. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Scruggs Investment, Inc., a Tennessee Corporation, that she acknowledged to be a General Partner of Scruggs HomeBuilders, L.P., the within named bargainor, a limited partnership, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership (the bargainor) by herself as President of the Corporation (on behalf of the Corporation as General Partner of the bargainor).

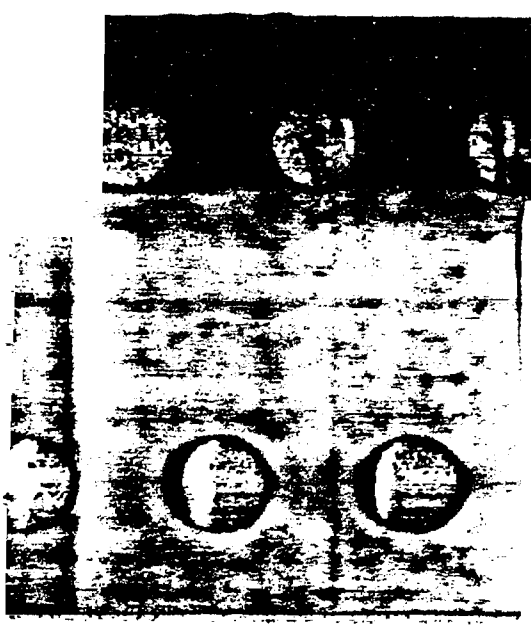
WITNESS my hand and seal this 3rd day of May, 1996.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

LINDA V. JONES NOTARY PUBLIC DAVIDSON CO. TENN.

3741 05/06 02:01 03CHECK 1574.17

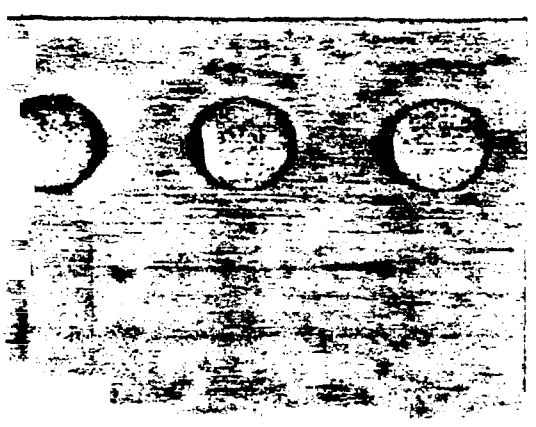


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 167



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 423100.00
				CON TX 1565.47
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1574.47
				CHECK 1574.47
			05/06/96 01	09:20 0001 8241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -6 AM 9:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0178679

No. 1036261