Bk 30

BOOK 10348 PG 732

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 224,000.00
Subscribed and sworn to before me, this the 12 day of
February 1997

Affiant

My commission expires: November 22, 1997

(Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9720446 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027 Box 30	
ADDRESS OF NEW OWNER: Jerome P. Richmond, Sr.	SEND TAX BILLS TO: New Owner
91 Trotwood Mews	
STREET ADDRESS Brentwood, TN 37027	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 172-1-A-123	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Patrick A. Scruggs and wife, Christine L. Scruggs

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jerome P. Richmond, Sr. and wife, Edith H. Richmond

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 123 on the Plan of Revised Copperfield, of record in Plat Book 6900 at page 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Patrick A. Scruggs and wife, Christine L. Scruggs by Deed of record in Book 8668 page 920, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 91 Trotwood Mews, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 12 day of February ,1997

Patrick A. Scruggs

Christine L. Scruggs

ELECTRONIC LASER F INC. -8100 -0545

State of Tennessee
County of Williamson

On this 12 day of February , 1997 , before me personally appeared Patrick A. Scruggs & Christine L. Scruggs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

On this 12 day of February , 1997 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

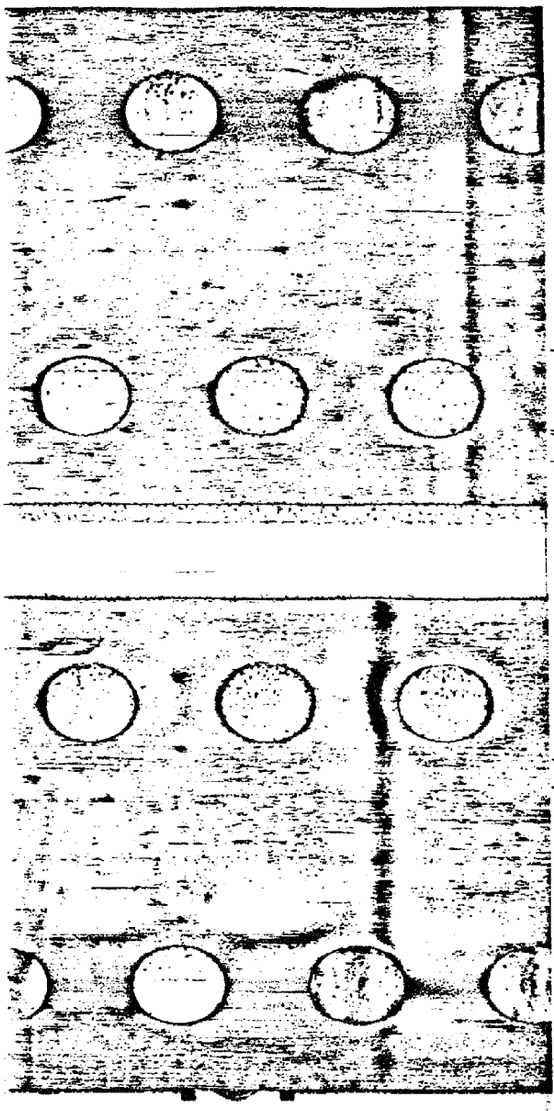
0272788

IDENTIFICATION/REFERENCE

97 FEB 13 AM 10:10

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

6074 02/13 0101 03CHECK 837.50



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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 734

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
224000.00
CAMT 828.80
ERR CO
CAMT 828.80-
CON TX 828.80
PRFEE 1.00
WDEED 8.00
TOTAL 837.80
CHECK 837.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/97 01 10:11 0001 607

0272788
IDENTIF. & REFERENCE

97 FEB 13 AM 10:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116543