504

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

PREPARED BY:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April, 1997

Notary Public

My Commission expires: 1-28-98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SCRUGGS HOMEBUILDERS, L.L.C. (NAME)	SAME (NAME)	104-14G-126
4301 Hillsboro Rd. Suite 300 (ADDRESS)	(ADDRESS)	104-14G-127
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-14G-139

Warranty Deed

BOOK 10432 PG 516

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WHITWORTH PROPERTIES, L. P., A TENNESSEE LIMITED PARTNERSHIP

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SCRUGGS HOMEBUILDERS, L.L.C.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, being Lot Nos. 15, 16 & 28 as shown on the Final Plat of Whitworth Phase 2, as of record in Book 7900, page 470, said Register's Office, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Whitworth Properties, L. P., a Tennessee Limited Partnership by deed from Third National Bank in Nashville, of record in Book 8830, page 265, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 7900, page 470, said Register's Office.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, as amended in Book 8282, page 45, said Register's Office, amended, supplemented and made applicable in Book 8830, page 249, further amended in Book 8830 page 270, Book 9144, page 153, and Book 9778, page 27, said Register's Office.
3. Metro taxes for 1997, a lien, but not yet due and payable.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th day of April, 19 97.

WHITWORTH PROPERTIES, L. P.
By: WHITWORTH MANAGEMENT GROUP, INC.
General Partner
By: Debbie Omohundro
Debbie Omohundro, Authorized Agent

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10432 PG 517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Debbie Omohundro, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Authorized Agent of the Whitworth Management Group, Inc., a corporation, and that said corporation is the General Partner of Whitworth Properties, L.P., the within named bargainor, a partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as General Partner, by herself as Authorized Agent.

Witness my hand and official seal at office this 28th day of April, 1997.

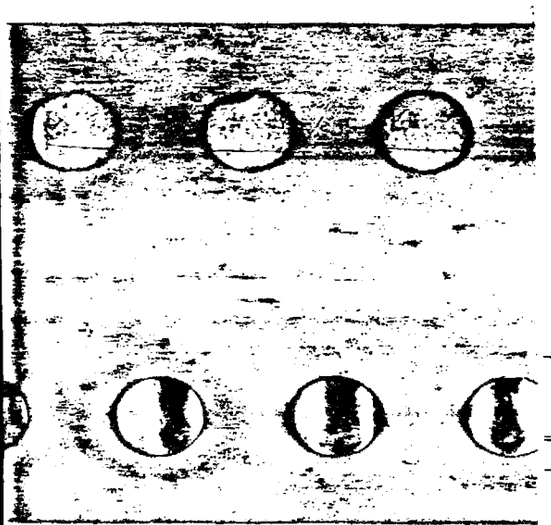
Jo Ann Smith
Notary Public

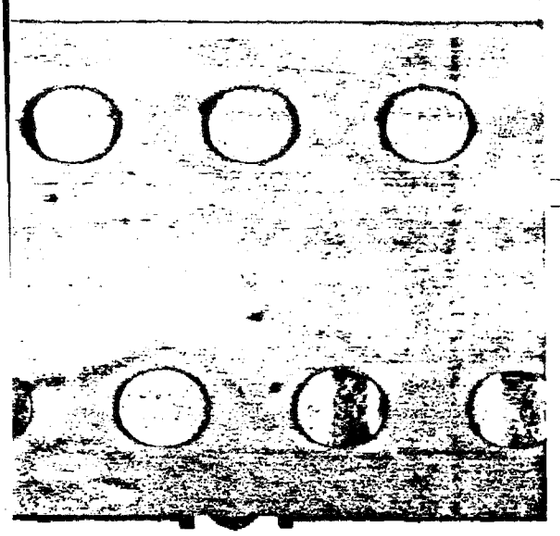
My Commission expires: 11/28/98

0298984
IDENTIF. & REFERENCE

97 APR 29 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4569 04/29 0101 030HECK 1168.95





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

RECEIVED OF _____

FOR _____

BOOK 10432 PG 518

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 313500.00		
			CON TX 1159.95	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 1168.95	
			CHECK 1168.95	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/97 01 12:33 0001 4569

0298984
IDENTIF. ↑ REFERENCE

97 APR 29 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144670