FILE BOX 45

WARRANTY DEED

BOOK 10577 PG 463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,600.00

Moreen S. Scruggs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moreen S. Scruggs (NAME)	Southeastern Mortgage of (NAME)	MAP 94-1
1420 Fulton Street (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 353
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, Robert Marshall Brown and wife, Evelyn Juanita Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Moreen S. Scruggs, An Unmarried Woman

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:

BEING Lot No. 143, on the Map of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 143 fronts 57 feet on the south side of Fulton Street and runs back between lines, 137.5 feet on the east line and 115.2 feet on the west line, to a dead line in the rear, measuring 78 feet thereon.

BEING the same property conveyed to Robert Marshall Brown and Wife, Evelyn Juanita Brown by deed from Shelby Village, Inc., of record in Book 2028, Page 595, Register's Office for said County.

Power of Attorney of Record in book 10577, Page 462, said Registers Office.

unimproved ( )
This is improved (X) property, known as 1420 Fulton Street, Nashville, TN 37206
(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 13th day of August 19 97

Robert M. Brown
Robert Marshall Brown

Evelyn Juanita Brown
Evelyn Juanita Brown
By Robert M Brown
Her Attn in fact

463

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

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_____ .

9419 08/21 0101 03CHECK 229.52

My commission expires _____ _____
Notary Public

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, Robert Marshall Brown, 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 on behalf of Evelyn Juanita Brown as her Attorney in Fact as the free act and deed of the within named Evelyn Juanita Brown. Witness my hand and official seal at Nashville, Tennessee the 13th day of August 19

My Commission Expires: 3/24/01

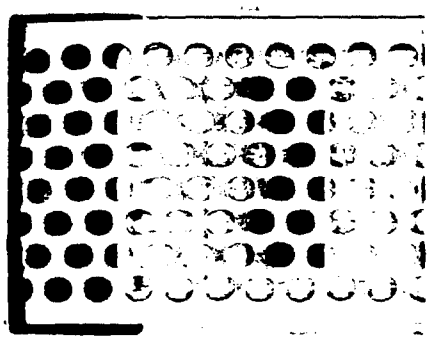
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Marshall Brown , 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 13th day of August 1997 .

My Commission Expires: 3/24/01

0339961
IDENTIF. & REFERENCE

97 AUG 21 PM 2:33
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10577 PG 465

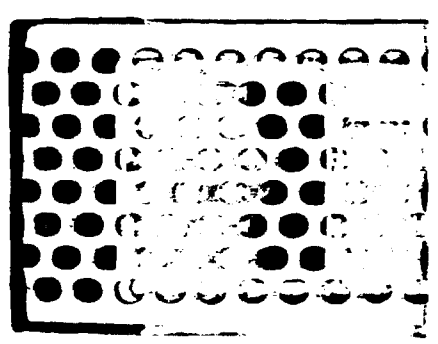
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59600.00
CO: TX 220.52
PRFEE 1.00
MDEED 8.00
TOTAL 229.52
CHECK 229.52

08/21/97 01 14:4[illegible] 0402 9419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339961
IDENTIF. ▲ REFERENCE

97 AUG 21 PM 2:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1188951