PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **September, 1997** between LOUIS R. BALDESSARI and PEGGY J. BALDESSARI, HUSBAND AND WIFE, GRANTORs, and JOE B. SCRUGGS and JO ANN SCRUGGS, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LOUIS R. BALDESSARI and PEGGY J. BALDESSARI, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JOE B. SCRUGGS and JO ANN SCRUGGS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 303 NIX DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Louis R. Baldessari
LOUIS R. BALDESSARI Signature of Seller

Peggy J. Baldessari
PEGGY J. BALDESSARI
Signature of Seller

0003 09/18 0101 03CHECK 20.50

0349835
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LOUIS R. BALDESSARI and PEGGY J. BALDESSARI, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **September, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOE B. SCRUGGS and JO ANN SCRUGGS, HUSBAND AND WIFE
207 CUDE LANE
MADISON, TN 37115

Property Address:

303 NIX DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-06 **, PARCEL** 093

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joe B. Scruggs
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **September, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot NO. 14 on the Plan of Anderson Estates, as of record in Book 1130, page 37, said Register's Office for said County, being Lot No. 41 on the Revised Plan of the Subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows:

Beginning on the westerly margin of Nix Drive 130.01 feet north of the northerly margin of Roosevelt Drive, said point of beginning the northeast corner of Lot No. 40 conveyed to Sadie Sykes by Deed from Walter E. Sykes, of record in Book 2199, page 603, Register's Office for said County, being also the common corner of Lots Nos. 40 and 41; thence with the line between said Lots Nos. 40 and 41 westwardly 175 feet to the easterly line of Lot No. 55; thence with the line between Lots Nos. 41, 54 and 55 northwardly 120 feet to the southwest corner of Lot No. 42; thence with the line between said Lots Nos. 41 and 42 eastwardly 175 feet to the westerly margin of said Nix Drive; thence with the same southwardly 120 feet to the beginning.

Being the same property conveyed to LOUIS R. BALDESSARI and PEGGY J. BALDESSARI, HUSBAND AND WIFE, by Deed from , of record in Book 7604, page 649, Register's Office for DAVIDSON County, Tennessee.

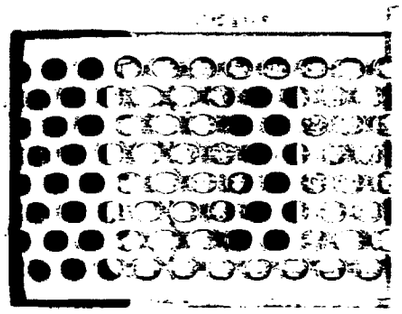
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years and all subsequent years although the same are not yet due and payable (MAP 043-06, PARCEL 093, 1996 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 37, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Unrecorded easements for roads and utilities, if any.

4. All matters as set forth on the unrecorded survey of The Revised Plan of the Subdivision of Lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Hee, Surveyor, dated December 29, 1947.



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

RECEIVED OF _____

FOR _____

BOOK 10613 PG 201

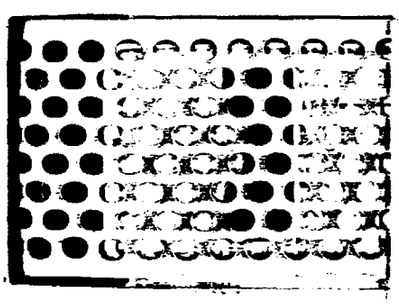
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

09/18/97 01 10:42 0001 0003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349835
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199416