FORM NO. WD-1

BOOK 10676 PG 431

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

John V. Hollins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 19 97.

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Alan C. Housholder, Attorney, 28 White Bridge Rd.#314, Nashville, TN
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NUMBERS |
|---|---|---|
| Reginald F. Hutchinson (NAME) | Chase Manhattan Mortgage Corp (NAME) | 148-3-162 |
| 116 Antioch Court (STREET ADDRESS OR ROUTE NUMBER) | 200 Old Wilson Bridge Rd. (STREET ADDRESS) | 5DU-13623 |
| Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP) | Worthington, OH 43085 (CITY) (STATE) (ZIP) | |

FOR AND IN 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~~ I, Ruth Scruggs,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald F. Hutchinson and wife, Diane M. Hutchinson

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. 1018 on the plan of Cherokee Hills, Section Ten, of record in Book 4660, page 27, Register's Office for said County.

SAID Lot No. 1018 fronts 39.93 feet on the southerly margin of a cul-de-sac at the terminus of Antioch Court and extends back 143.6 feet on the easterly line and 117.1 feet on the westerly line to a broken line in the rear, measuring 145.7 feet thereon.

Being the same property conveyed to Ruth Scruggs by deed from William Clifford Phillips and wife, Wilma Sue Phillips, of record in Book 5314, Page 860, Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of J. Atwell Scruggs, III, as Attorney-in-Fact for Ruth Scruggs, which Power of Attorney is recorded in Book 9526, page 627, Register's Office for Davidson County, Tennessee.

PICK-UP

97 NOV -7 AM 10:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0367611

This is unimproved ( ) improved (X) property, known as 116 Antioch Court, Nashville, Tennessee
(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 ~~27th~~ 26th this September day of September, 1997.

Ruth S. Scruggs by
Ruth S. Scruggs BY:
J. Atwell Scruggs, III POA

BOOK 10676 PG 432

STATE OF ~~TENNESSEE~~
~~Davidson~~ County

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____.

_____Notary Public

Commission Expires_____

STATE OF ~~TENNESSEE~~ CALIFORNIA
~~Davidson~~ County of ALAMEDA

Before me, FRED A. BOVIA a Notary Public in and for the State and County aforesaid, personally appeared J. Atwell Scruggs, III

_____

_____

~~with whom I am personally acquainted, (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to ~~be the~~ have the power of attorney of Ruth Scruggs authorizing him to sell this property ~~of the~~ _____

~~a corporation,~~ and that he as such holding the power of attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of ~~the corporation by himself as~~ of Ruth Scruggs.

Witness my hand and official seal at FREMONT, CALIFORNIA, this 26th day of Sept., 1997.

_____Notary Public

Commission Expires Aug 4, 1998

FRED A. BOVIA
COMM. #1034794
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires Aug. 4, 1998

WARRANTY DEED

FROM Ruth Scruggs

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7224 11/07 0101 CHECK 212.

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

RECEIVED OF _____

FOR _____

BOOK 10676 PG 433

| | | |
|---|---|---|
| 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 | 82000.00 |
| CON TX | 303.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 312.40 |
| CHECK | 312.40 |

11/07/97 01 10:23 0001 9223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0367611
IDENTIFICATION REFERENCE

97 NOV -7 AM 10:22
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1218419