Box

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10737 PG 795

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas T. Upshur Jr.	First Union Mortgage Corporation	105-13107
(NAME)	(NAME)	
1302 ElmWood Avenue	150 Fayetteville Street Mall	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Raleigh,North Carolina 27601-2919	
(CITY) (STATE) (ZIP)	(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, **ROSETTA P. SCRUGGS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS T. UPSHUR JR., UNMARRIED** 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 the easterly one-half of Lots No.67 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as record in Book 421, Page 34, Register's Office for said County.
Said part of Lot No. 67 fronts 50 feet on the norterly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Howard Scruggs and wife, Rosetta P. Scruggs by deed of record in Book 108, Page 444, Register's Office for Davidson County, Tennessee. The said Howard Scruggs having been deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 1302 ElmWood Avenue, Nashville, TN 37212
(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 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/our hand(s) this 23rd day of December, 1997.

Rosetta P. Scruggs

STATE OF TENNESSEE

6078 12/30 0101 03CHECK 286.50

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Rosetta P. Scruggs, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 23rd day of December, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

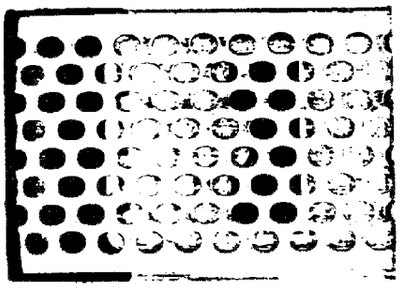
My Commission Expires Oct. 9, 1999

IDENTIF. & REFERENCE 0384643

97 DEC 30 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10737 PG 796

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

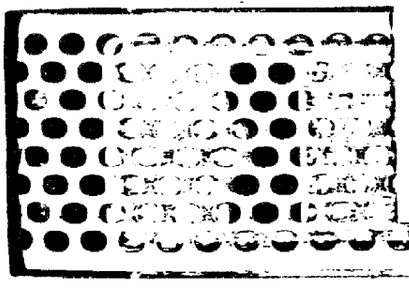
CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/30/97 40104 0001 6078

0384643
IDENTIF. REFERENCE

97 DEC 30 AM 9:59

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



No. 1236784