BOOK 10815 PG 801 Box 58A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98
Notary Public
MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys. 2002 Richard Jones Road, C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Scruggs	Randy L. Scruggs	118-11 #155
(NAME)	(NAME)	
412 East Iris Drive	887 South Curtiswood Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Robert Michael Jones, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Scruggs Productions, LLC

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. 7 of Block "I" on the Plan of Berry Hills Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Michael Jones, married, by deed from Jean Rule Flippen, unmarried, of record in Book 10772, page 407, Register's Office for Davidson County, Tennessee.

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

And I, Laura Jones, wife of Robert Michael Jones, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 412 East Iris Drive Nashville, Tennessee 37204
(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 & this 25th day of February 19 98

Robert Michael Jones

Laura Jones

BOOK 10815 PG 802

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 Michael Jones and Laura Jones, Husband and Wife

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February 1998.

Commission expires 4/22/2001

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, executed 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_____.

My commission expires _____

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

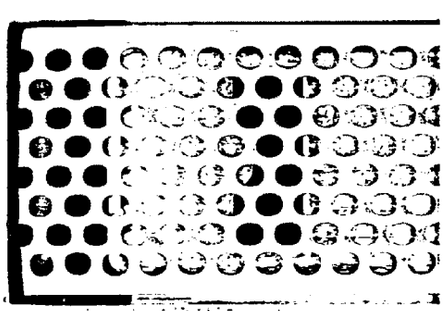
98 MAR -2 PM 1:10

RECEIVED & RECORDED

04066407

9478 03/02 0101 03CHECK

$17.40



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 803

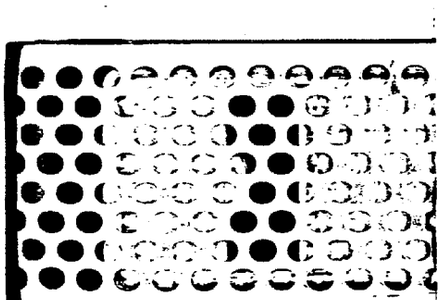
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAHT
122000.00
CON TX 488.40
PRFEE 1.00
MDEED 8.00
TOTAL 497.40
CHECK 497.40

03/02/98 01 17:08 0061 5478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406407
IDENTIF. ← REFERENCE

98 MAR -2 PM 1:10

No. 1259922