BOOK 10870 PG 77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 69,500.00

Wm Scruggs Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF March, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-17-98

THIS INSTRUMENT PREPARED BY:
A. SCOTT YARBROUGH, ATTORNEY
30 MUSIC SQUARE WEST, SUITE 305, NASHVILLE, TN 37203

Address of New Owner: William Scruggs, Jr. & wife Sherry M. Scruggs 2710 Brunswick Drive Nashville, TN 37207	Send Tax Bills To: William & Sherry Scruggs 2710 Brunswick Drive Nashville, TN 37207 Map Parcel No.:01-4102-000

For and in consideration of Ten Dollars ($10.00) and No Cents cash in hand paid by the hereinafter named grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, I **BANCROFT O'QUINN, JR.** Hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM SCRUGGS, JR. AND WIFE, SHERRY M. SCRUGGS** hereinafter called the grantee(s), her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

LAND in Davidson County, Tennessee, being Lot No. 30, on the Plan of Capital View Subdivision, as shown on plan of record in Plat Book 974, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveys to Bancroft O'Quinn, Jr., by Deed of Record in Book 10735, Page 402, Register's Office for Davidson County, Tennessee.

This is (x)improved ( )unimproved property, known as **2710 Brunswick Drive, Nashville, Tennessee.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantees, their heirs and assigns forever; and we do covenant with the said grantees that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HAND, this 30th day of March, 1998.

Bancroft O'Quinn, Jr.
BANCROFT O'QUINN, JR.

BY: Tonya Lester
Attorney-In-Fact, Tonya Lester

PICK-UP

98 APR -3 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0420858
IDENTIF. + REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State of Tennessee, County of Davidson, the within named Attorney-in-Fact for, BANCROFT O'QUINN, JR.,whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be said TONYA LESTER as attorney in fact for BANCROFT O'QUINN, JR. and who acknowledged that she/they executed the foregoing instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this 30th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 4-17-99

WARRANTY DEED
FROM
BANCROFT O'QUINN., JR.
TO
WILLIAM SCRUGGS, JR. AND WIFE SHERRY M. SCRUGGS

RETURN TO

A. SCOTT YARBROUGH, ATTORNEY
30 MUSIC SQUARE WEST SUITE 305
NASHVILLE, TN 37203
615-256-7231

5034 04/03 0101 03CHECK

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

RECEIVED OF _____

FOR _____

BOOK 10870 PG 79

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

CANT 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15
CHECK 266.15

04/03/98 01 03:47 0001 5174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0420858
IDENTIF. ↑ REFERENCE
98 APR -3 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275286