WARRANTY DEED

BOOK 10888 PG 822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 98.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tisa L. Zimmerman (NAME)	Mid-State Financial Services Inc (NAME)	Map 160-14C
748 Fox Ridge Drive (ADDRESS)	2021 Richard Jones Road (ADDRESS)	Parcel 48.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Florence R. Scruggs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tisa L. Zimmerman, 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:

Land in Davidson County, Tennessee, being Unit No. 748 of Brentwood Trace Condomimiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee, the Plat of which is of record in Plat Book 5200, pages 376 and 377, said Register's Office, to which Plat reference is here made for a more complete description.

Being the same property conveyed to Florence R. Scruggs, unmarried, by deed from Billy Joe Minor, Jr. and wife, Michelle Renee Duke Minor, of record in Book 8038, page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

98 APR 16 AM 10:51
FELIX E. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

0126246

4841 04/16 0101 03CHECK 298.90

unimproved ( )
This is improved (X) property, known as 748 Fox Ridge Drive, Brentwood, Tennessee 37027
(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 this 14th day of April 19 98

Florence R. Scruggs
Florence R. Scruggs

BOOK 10888 PG 823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Florence R. Scruggs

the 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 and official seal at Brentwood, _____, Tennessee, this 14th day of April, 98.

Commission expires November 27, 1999

Charles A. Sullivan Jr.
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, execute 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10888 PG 824

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 78350.00
				CON TX 289.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 298.90
				CHECK 298.90
04/16/98	01			10:52 0001 4841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426246
IDENTIFICATION REFERENCE

98 APR 16 AM 10:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280993