FB12
JCR

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10936 211
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 492,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Kuhn, Jr. (NAME)	Same (NAME)	MAP 104-14-G
104 Savoy Circle (ADDRESS)	(ADDRESS)	PARCEL 139 CO
Nashville, Tennessee 37205 (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, Scruggs HomeBuilders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul H. Kuhn, Jr.

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. 28 on the Plan of Whitworth, Phase 2, of record in Book 7900, page 470, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scruggs HomeBuilders, LLC by deed from Whitworth Properties, L.P., a Tennessee Limited Partnership, of record in Book 10432, page 516, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 470, said Register's Office; and (c) restrictive covenants of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 8830, page 270, Book 9144, page 153 and Book 9778, page 27, said Register's Office.

unimproved ( )
This is improved (X) property, known as 104 Savoy Circle, Nashville, Tennessee 37205
(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 15th this 15th day of May 19 98

Scruggs HomeBuilders, LLC

Joyce W. Scruggs — Chief Manager

BOOK 10936 PG 212

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 Scruggs HomeBuilders, LLC

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said county and state, personally appeared Joyce W. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged her self to be Chief Manager of Scruggs HomeBuilders, LLC, the within named bargainor, a limited liability company, and that he/(she) as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by her self as Chief Manager.

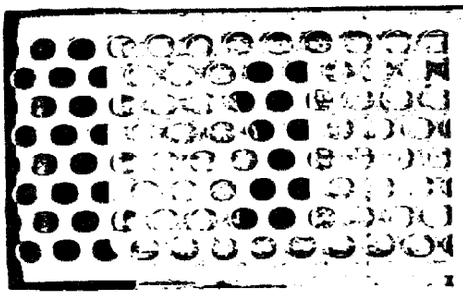
Witness my hand and seal at office in Nashville, Tennessee, this 15th day of May, 1998.

My Commission Expires:

9/18/99

Notary Public

0439297
IDENTIF. & REFERENCE
98 MAY 18 PM 2:01
FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY TN.
3764 05/18 0101 03CHECK 1831.



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

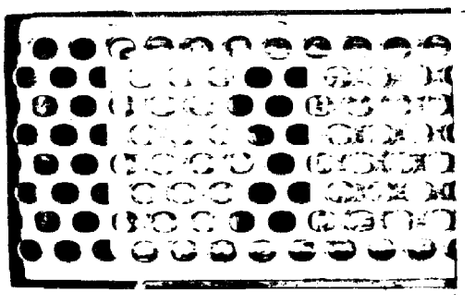
RECEIVED OF _____

FOR _____ BOOK 10936 PG 213

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 492500.00 CON TX 1822.25 PRFEE 1.00 WDEED 8.00 TOTAL 1831.25 CHECK 1831.25	
05/18/98	01		14:02 0001 8764	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0439297
IDENTIF. # REFERENCE

98 MAY 18 PM 2:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1294755