BOOK 11023 PAGE 692

Bk 50-5 JA

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~$16,000.00~~ $74,013.00 JA

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Sept 23 2000
(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
Steve M. Hays (NAME)	SAME (NAME)	MAP 104-14
116 Savoy Circle (ADDRESS)	(ADDRESS)	GROUP 0.G
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 127

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 Steve M. Hays and wife, Beverly A. Hays

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

Being part of the same property conveyed to Scruggs HomeBuilders, LLC by deed from Whitworth Properties, L.P. of record in Book 10432, page 516, Register's Office for Davidson County, Tennessee.

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 PUD plan of record in Book 7900, page 470; and (c) restrictive covenants of record in Book 8026, page 305, as amended in Book 8282, page, 249, and as amended, supplemented and made applicable of record in Book 8830, page 249, as further amended of record in Book 8830, page 270, Book 9144, page 153, and Book 9778, page 27, said Register's Office.

0463358

IDENTIFICATION REFERENCE

98 JUL 16 PM 2:53

DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 116 Savoy Circle, Nashville, TN 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 this 15th day of July 19 98

Scruggs HomeBuilders, LLC
By: Joyce W. Scruggs
Joyce W. Scruggs, Chief Manager

4526 07/16 0101 03CHECK 2134.84

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

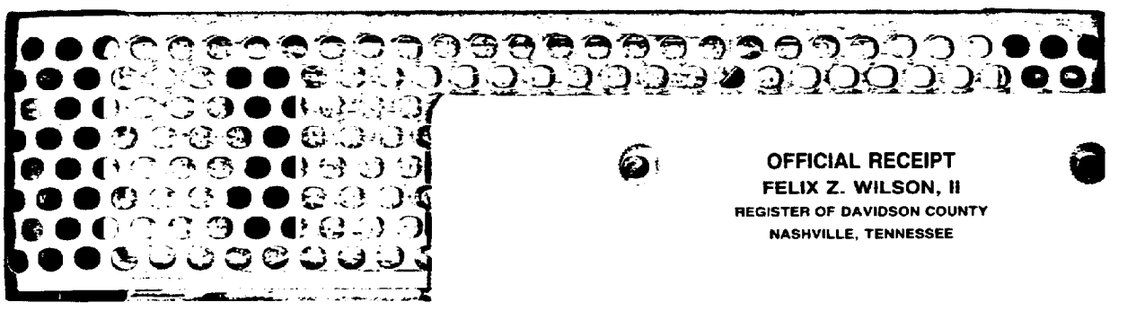
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joyce W. Scruggs and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Chief Manager and _____ respectively of the Scruggs HomeBuilders, LLC the within named bargainor, and corporation, and that she as such Chief Manager 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 Joyce W. Scruggs as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of July, 1998.

My commission expires Sept 23, 2000

Notary Public



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

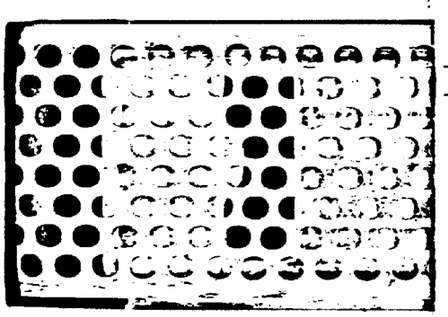
RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 694

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 574013.00
				CON TX 2123.84
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 2134.84
				CHECK 2134.84
			07/16/98 01	14:55 0001 4526



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463358
IDENTIFICATION REFERENCE

98 JUL 16 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

No.1320215