FILE BOX 45

BOOK 11121 PAGE 901

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES ~~March 24, 2001~~ 1/24/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clarence E. Scruggs (NAME)	MIGLP, Limited Partnership d/b/a (NAME)	MAP 82-7
705 Lischey Avenue (ADDRESS)	320 North Cedar Bluff Road, #200 (ADDRESS)	PARCEL 383
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, Elizabeth Childs, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence E. Scruggs and wife, Jean M. Scruggs

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:

BEING Lot No. 3, on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 54 feet on the east side of North Fourth Street, and runs back 159.4 feet on the north line and 159.35 feet on the south line, to an alley in the rear on which it measures 54 feet.

BEING the same property conveyed to Edgar S. Childs and wife, Elizabeth Childs by deed from Hardaway Construction Company, of record in Book 3463, Page 457, Register's Office for said County. The said Edgar S. Childs now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3368, Page 23; and Book 3431, Page 347, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 705 Lischey Avenue, Nashville, TN 37207
(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 18th day of September 19 98

Elizabeth Childs

Elizabeth Childs

FILE BOX #

BOOK 11121 PAGE 902

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 Elizabeth Childs, a widow

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 Nashville, Tennessee, this 18th day of September, 98

Commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC DAVIDSON COUNTY TENN

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 _____

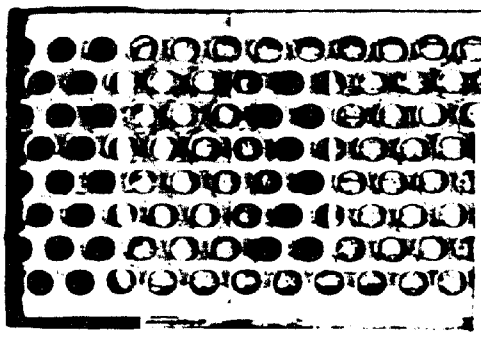
_____
Notary Public

0490589
IDENTIF. ↑ REFERENCE

98 SEP 22 PM 1:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3713 09/22 0101 03CHECK 214.13



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

RECEIVED OF _____

FOR _____

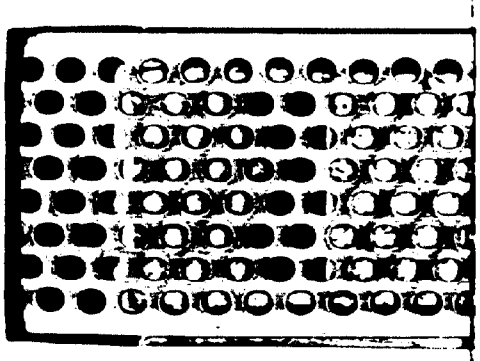
BOOK 11121 PAGE 903

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 54900.00
				CON TX 203.13
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 214.13
				CHECK 214.13
		09/22/98	01	13:57 0001 3713



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490589
IDENTIF. ◆ REFERENCE

98 SEP 22 PM 1:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1349062