BOOK 11164 PAGE 708

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Paul Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 1998

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

WILLIAM JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Paul Carroll 1105 W. Grove Avenue Nashville, TN 37204	Approved Federal Savings Bank 210 25th Avenue N., Suite 747 Nashville, TN 37203	105-09-178

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ADRIENNE GREEN, UNMARRIED** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **PAUL CARROLL, UNMARRIED** hereinafter called Grantee, their heirs and 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. 38 on the Plan of A.B. Hill's Subdivision of the Plant of Lands, as of record in Book 332, page 65, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the southerly side of West Grove Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clifford Scruggs and wife, Matilda Bullock Scruggs, by Deed from Pyramid Property Company, of record in Book 2740, page 227, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10242, page 486, Clifford Scruggs conveyed his interest in subject property to Matilda Bullock Scruggs, a life estate with remainder to Adrienne Green. Matilda Bullock Scruggs having since died vesting the property solely in Adrienne Green.

This conveyance is made subject to:

All matters appearing on the Plan of record in Plat Book 332, page 65, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1105 W. Grove Avenue Nashville, TN 37204

MAIL ENV.

98 OCT 21 PM 2:42
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0502383
IDENTIFICATION REFERENCE

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 person 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 day of October, 1998.

Adrienne Green

6210 10/21 0101 03CHECK 251.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

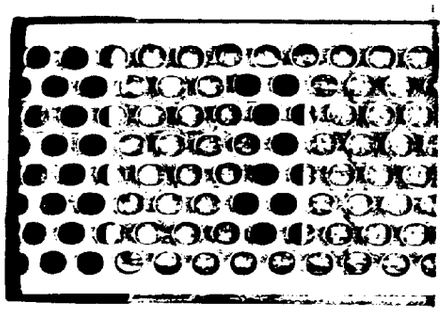
On this 15th day of October, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Adrienne Green, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 15th day of October, 1998.

NOTARY PUBLIC

My Commission expires: 9-11-2001

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.



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

RECEIVED OF _____

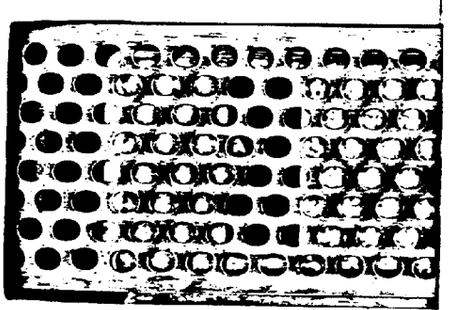
FOR _____

BOOK 11164 PAGE 710

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 251.50
				CHECK 251.50
			10/21/98 01	14:45 0001 6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0502383
IDENTIF. # REFERENCE

98 OCT 21 PM 2:42
JILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361415