18B

BOOK 11368 PG. 226

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **March, 1999** between **LEWIS I. RASHMIR and MARILYN J. RASHMIR, HUSBAND AND WIFE** , GRANTORs, and **EARL E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE** , GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LEWIS I. RASHMIR and MARILYN J. RASHMIR, HUSBAND AND WIFE, hereinafter referred to as the GRANTORs, does hereby bargain, sell, transfer and convey unto EARL E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE, hereinafter referred to as the GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described according to a mortgage loan inspection by John Kohl, dated April 14, 1992, as follows:

Beginning at a point in the west line of Franklin Road, said point being 2.753 feet South of the centerline of Caldwell Lane; thence, South 8 deg. East 399.93 feet to a point; thence South 82 deg. West 872.5 feet to a point; thence, North 8 deg. west 400 feet to a point; thence, North 82 deg. East 875 feet to the point of beginning.

BEING the same property conveyed to LEWIS I. RASHMIR and MARILYN J. RASHMIR, HUSBAND AND WIFE, by Warranty Deed from GEORGE B. AND TAMMY WYNETTE RICHEY, of record in Deed Book 8617, page 557, Register's Office for DAVIDSON County, Tennessee.

Together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights of way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "A", which exhibit is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "A" attached hereto.

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the GRANTORs on the day and year first above written.

LEWIS I. RASHMIR
Signature of Seller

MARILYN J. RASHMIR
Signature of Seller

0556538
IDENTIF. ↑ REFERENCE

99 MAR -4 PM 1:59
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LEWIS I. RASHMIR and MARILYN J. RASHMIR, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **March, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

EARL E. SCRUGGS and LOUISE SCRUGGS
P.O. BOX 66
MADISON, TN 37116-0066

Property Address:

4121 FRANKLIN PIKE
NASHVILLE, TN 37204

Person Responsible for Taxes:

SAME

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$1,800,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **March, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 132-6, PARCEL 38, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 12693.01).

2. All matters as set forth on the Plan of record in Plat Book 974, page 52-53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3763 03/04 0101 03CHECK 6675.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0556538

IDENTIF. & REFERENCE

99 MAR -4 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				1800000.00
			CON TX	6660.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	6675.00
			CHECK	6675.00
03/04/99	01	13:57	0001	3763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432938