FILE BOX 45

WARRANTY DEED

BOOK 11636 PAGE 374

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 6,802.60

Carol D. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 99

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(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
Carol D. Scruggs	Bank of America Mortgage	MAP 82-4
(NAME)	(NAME)	
3757 Faulkner Dr.	101 E. Main St., Suite 400	PARCEL 99
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Louisville, KY 40202	
(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, Lillie M. Scruggs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol D. Scruggs, a married person

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. 49, on the plan of Sharpe and Crutcher Addition to Northeast Nashville, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Lillie M. Scruggs, unmarried by Quitclaim Deed from Carnell Scruggs, a married person, of record in Book 8208, Page 464, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a Deed of Trust executed by Carnell Scruggs to Ernest Turnbull, Trustee, for Lomas & Nettle dated 7/21/79, and filed for record in Book 5276, Page 69, Register's Office for said County, with an unpaid principal amount of approximately $ 6,802.60, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 916 N. 6th Street, 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 24th day of August, 19 99

Lillie M. Scruggs
Lillie M. Scruggs

08/26/99 0101 03CHECK 36.17

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 Lillie M. Scruggs, unmarried

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 24th day of August 19 99

Commission expires March 24, 2001

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, 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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0628926

RECEIVED FOR REFERENCE

99 AUG 26 PM 2:35

REGISTER
DAVIDSON CO. TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11636 PAGE 376

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

0628926

IDENTIFICATION REFERENCE

99 AUG 25 PM 2:35

MAMT	6802.60
ERR	CO
MAMT	6802.60-
CAMT	6802.60
MOR TX	25.17
ERR	CO
MOR TX	25.17-
CON TX	25.17
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	36.17
CHECK	36.17

08/26/99 01 14:35 0001 1068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509150