PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC. BOOK 11640 PAGE 27
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **August, 1999** between E. E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE, hereinafter called GRANTORs, and EARL H. DUNN, JR., hereinafter called GRANTEE.

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, E. E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto EARL H. DUNN, JR., hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, 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 "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 207 NESBITT LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE 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 "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

BY: E. E. Scruggs
E. E. SCRUGGS
Signature of Seller

Louise Scruggs
LOUISE SCRUGGS

1223 05/30 0:01 CSCHECK 1125.00

99 AUG 30 PM 1:18

0629981

RECEIVED FOR REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, E. E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE, the within named 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, at office, this **27th** day of August, 1999.

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

EARL H. DUNN, JR.
C/O EARL DUNN PONTIAC, INC
500 NORTH GALLATIN ROAD
MADISON, TN 37115

Property Address:

207 NESBITT LANE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 42-8, PARCEL 85

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 **$300,000.00** 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 **27th** day of **August, 1999.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

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

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the subdivision plan of the Robert B. Huffine et ux property, of record in Book 6200, page 245, Register's Office for Davidson County, Tennessee, which property is more particularly described as follows:

BEGINNING at a point in the southerly margin of Nesbitt Lane 900 feet, more or less, northwesterly from Gallatin Road; thence, South 5 deg. 00' 55" West 336.5 feet to the northerly boundary line of the Ozburn-Hessey Storage Company property as of record in Book 5795, page 133, Register's Office for Davidson County, Tennessee; thence with said northerly boundary line, North 77 deg. 23' 58" West 173.1 feet to an iron pin in the easterly margin of a 60-foot private drive; thence with said easterly margin, North 3 deg. 14' 05" East, 288.03 feet; thence northeasterly with a curve to the right, 40.05 feet to the southerly margin of Nesbitt Lane, said curve having a central angle of 91 deg. 46' 50" and a radius of 25.00 feet; thence with said margin of Nesbitt Lane, South 84 deg. 59' 05" East, 155.6 feet to the point of beginning.

BEING the same property conveyed to E. E. SCRUGGS and LOUISE SCRUGGS, HUSBAND AND WIFE by Warranty Deed from ROBERT B. AND ANNA A. HUFFINE, of record in Book 7912, page 876, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 42-8, PARCEL 85, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 4142.58).

2. All matters as set forth on the Plan of record in Plat Book 843, page 73, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11640 PAGE 30

RECEIVED OF _____

FOR _____

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

0629981

REFERENCE

99 MAY 30 PM 1:18

CAMT
300000.00
CON TX 1110.00
PRFEE 1.00
MTGTX 12.00
CFEE 2.00
TOTAL 1125.00
CHECK 1125.00
05/30/99 00 13:10 0001 2223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510283