FILE BOX 45

WARRANTY DEED

BOOK 11652 PAGE 716

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September

Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Michele Johnson	New Owner	MAP 147-3-0-B
(NAME)	(NAME)	
370 Wallace Road, #D-30		PARCEL 44 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Michael Scoggin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Johnson and Lois Engleka, both unmarried

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:

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT No. D-30, of Southern Hills Condominium created under Title 64, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael Scoggin by Quitclaim Deed from K. Lane Scoggin, unmarried, of record in Book 10552, Page 429, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws of record in Book 6594, Page 502; and Book 7044, Page 209, said Register's Office.

unimproved ( )
This is improved (X) property, known as 370 Wallace Road, #D-30, Nashville, TN 37211
(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 3rd day of September 19 99

Michael Scoggin

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11652 PAGE 717

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Scoggin, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 1999.

Commission expires January 26, 2002

Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE 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

06331190

RECORDED FOR REFERENCE

99 SEP -7 PM 2:40

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

5596 09/07 0101 02CHECK TOTO 10/30 20.55

123.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11652 PAGE 718

0633190

CLAIM OR REFERENCE

99 SEP -7 PM 2:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	30500.00
CON TX	112.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	123.85
CHECK	123.85

09/07/99 01 14:40 0001 5586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513601