WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 636,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: 3-20-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey B. Sperling (NAME)	Harvey B Sperling (NAME)	MAP 104-14-G
117 Savoy Circle (ADDRESS)	1775 West County Line Road (ADDRESS)	PARCEL 126
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Milwaukee, WI 53217 (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, Scruggs HomeBuilders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey B. Sperling and wife, Catherine H. Sperling

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:

Land in Davidson County, Tennessee, being Lot No. 15 as shown on the Final Plat of Whitworth, Phase 2, of record in Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Scruggs HomeBuilders, LLC by deed from Whitworth Properties, L.P., a Tennessee Limited Partnership, of record in Book 10432, page 516, Register's Office for Davidson County, TN.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 470, said Register's Office; and (c) restrictive covenants of record in Book 8026, page 305, as amended in Book 8282, page 45, said Register's Office, and as amended, supplemented and made applicable of record in Book 8830, page 249, as further amended of record in Book 8830, apge 270, Book 9144, page 153, and Book 9778, page 27, said Register's Office.

unimproved ( )
This is improved (X) property, known as 117 Savoy Circle, Nashville, TN 37205
(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 22nd day of October 19 99

Scruggs HomeBuilders, LLC

By: _____

Joyce W. Scruggs, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joyce W. Scruggs with whom I am personally acquainted and who and upon his oath(s) acknowledged himself to be the Chief Manager and respectively of the Scruggs HomeBuilders, LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 Joyce W. Scruggs as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of October 1999.

My commission expires _____

_____
Notary Public

JUDY M. JENKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

06507127

REFERENCE

99 OCT 26 PM 2:52

CECIL CROWNOVER REGISTER
DAVIDSON COUNTY, TN.

0245 10/26 0101 03CHECK 2364.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 309

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

0650727

99 OCT 26 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	636000.00
CON TX	2353.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2364.20
CHECK	2364.20

10/26/99 01 14:56 0001 4245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532023