Prepared by: John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, TN., 37214, Sup. Ct. # 2343
Without a title search and from unverified information furnished by Sellers

Warranty Deed

From: R.. Scott Scragg and wife Tammy R. Scragg
To: Leon Rhodes and wife Judith Ann Rhodes
Address: 2227 Aubrey Court Nashville TN 37214

BOOK 11763 PAGE 886

Send Tax Bills To: Same

Map 95-12 Par 98

State of Tennessee
Davidson County

The actual consideration or value, whichever is greater, for this transfer is: $ 83,000.00

Affiant

Sworn to and subscribed before me on 11/23/1999

My Commission Expires 3/24/2001

Notary Public

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand ($83,000.00) Dollars, cash, Sixty Five Thousand Three Hundred Twelve and Ninety Three One Hundredths Dollars $65,312.93 being paid by Greantees Leon Rhodes and wife Judith Ann Rhodes to M & I Mortgage Corporation (to pay off the existing first mortgage) and the balance paid to Grantors R.. Scott Scragg and wife Tammy R. Scragg by Grantees at closing, Grantors have this day bargained & sold, and do hereby transfer & convey unto Grantees,, their heirs and assigns, certain real estate in Davidson County Tennessee.

Land in Davidson County. Tennessee. being Lot No. 37 on the Map of Lakeland of record in Plat Book 2133, page 15. Register's Office forDavidson County, Tennessee to which reference is made for a more complete description.

BEING the same property conveyed to R. Scott Scragg and wife Tammy R. Scragg by warranty deed from Judy G. Mitchell, a widow of record in Book 9036 page 924 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 306 Emery Drive Nashville TN 37214

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and covenant that lawfully seized and possessed of said real estate, in fee simple, that have a good right to convey it and that the same is unencumbered, except for the existing first mortgage which Buyer is paying as part of the purchase price, and to any matters shown on the plan of record in Book 2133 page 15 RODC, and to any existing and recorded, easements restrictions and/or any other matters of record in the Register's Office For Davidson County Tennessee.

Grantors further covenant and bind themselves heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, the said grantors have hereby set our hands on 11/23/1999.

R.. Scott Scragg

Tammy R. Scragg

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, R.. Scott Scragg and wife Tammy R. Scragg , with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to and subscribe the same; and did acknowledge that they had executed the same as own free act and deed and for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee on 11/23/1999.

My Commission Expires: . 3/24/2001

Notary Public

99 DEC -1 PM 2:20

RECEIVED
DAVIDSON COUNTY TN
BILL GARNER REGISTER

12/7 0101 02CHECK 318.10

REGISTER'S OFFICE REFERENCE

200006662720

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

0662720

INSTRUMENT # REFERENCE

99 DEC -1 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY TN.

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CAMT	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

12/01/99 01 14:21 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544622