Instr:200001120004196 Page: 1 OF 1
REC'D FOR REC 01/12/2000 9:05:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, TN. 37214, B.P.R. # 2343

WARRANTY DEED

From:	Robert C. McCracken, II
To:	Paul R. Scragg, (Widower)
New Owner:	Paul R. Scragg a widower
Address:	317 Autumn Chase Drive Nashville TN 37214
Send Tax Bills To:	Same
Map Number:	084-04-0-A
Parcel Number:	317
Fld. Bk. #'s	03DZ 86419

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Sworn to & subscribed before me 01/06/2000

Notary Public

Commission Expires: 03/24/2001

FOR AND IN CONSIDERATION of the payment of One Hundred Fifty Thousand ($150,000.00) Dollars paid by Grantee to Grantor at closing in cash the receipt and sufficiency of which are hereby acknowledged, Grantor, Robert C. McCracken, II has, this day, bargained & sold, and does hereby transfer & convey unto Grantee, Paul R. Scragg, a widower, his heirs and assigns, the following described real property:

Unit 317, Autumn Chase Condominiums, of record in Plat Book 6900 Page 609 and Exhibit "A" to Master Deed of record in Book 7718 Page 481, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description

Being the same real property conveyed to Robert C. McCracken II a married person by warranty deed from H. M. Properties, Inc., in Book 8414 page 496 RODC; and subsequently conveyed to him by quitclaim deed from Linda S. McCracken of record in Book 9301 page 631 RODC

This is improved real property; 317 Autumn Chase Drive Nashville ZTN 37214

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, his heirs & assigns, forever; and Grantors covenant that they are lawfully seized and possessed of said real estate, in fee simple, and have good right to convey the same; and that the same is unencumbered, except for any matters shown on or referred to on the Plan if record in Book 6900 page 609 et seq., current taxes, any applicable restrictive covenants of record, provisions of the master deed etc of record in Book 7718 page 418, zoning rules, regulations & ordinances and to any easements of record and any other matters that might be disclosed by comprehensive survey & physical inspection of the premises..

Grantor further covenants and bind himself, heirs, and assigns, to warrant and forever defend the title to the said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever; and Grantor represents that the Linda S. McCracken who signed the quitclaim deed of record in Book 9301 page 631 RODC was the person to whom he was married at the time of the Warranty deed of record in book 8414 page 496 and that said quitclaim deed was effective to extinguish any interest she might have retained at the time she executed the same; and that he has not remarried.

Witness my hand effective 01/06/2000

Robert C. McCracken, II

State of Tennessee
County of Davidson

Before me, the undersigned, a Tennessee "Notary Public At Large", personally appeared the within named Robert C. McCracken, II, to me personally know, or whom adequately identified himself, and swore to and subscribed the foregoing Warranty Deed; and did acknowledge that he had executed the foregoing for the purposes therein contained.

Witness my hand in Davidson County, Tennessee on 01/06/2000

Notary Public

My Commission Expires: 03/24/2001