THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Instr:200004030033289 Page: 1 OF 2
REC'D FOR REC 04/03/2000 6:32:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Albert L. Powell 4255 Brick Church Pike Whites Creek, TN 37189	Same	Map 32-9 Parcel 48

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $5,000.00.

Affiant

Sworn and subscribed before me, this 31st day of March, 2000.

Notary Public

My Commission Expires: 11-25-2000

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CLAY SCRUGGS and wife, CHIYOKO SCRUGGS, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto ALBERT L. POWELL, a single person, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Quail Ridge, Section One, as of record in Book 6900, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clay Scruggs and wife, Chiyoko Scruggs, by deed from Tony Brogdon of record in Book 11352, page 819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to [a] restrictive covenants of record in Book 6969, page 70, Register's Office for Davidson County, Tennessee; [b] all matters shown on plan of record in Book 6900, page 300, as amended in Book 9627, page 67, Register's Office for Davidson County, Tennessee including (i) all matters shown in an owner's certificate, (ii) a 40 foot minimum building setback line from Indian Summer Drive; (iii) a utility anchor easement on the southwest corner of the property as shown on plat of record in Book 6900, page 300, Register's Office for Davidson County, Tennessee; (iv) public utility and drainage easements as shown on said plan; [c] taxes for the years 1999 and 2000; and (d) deeds of conveyance from The Developers to Metro Water & Sewer Services of record in Book 7416, pages 221 and 226 and in Book 8169, pages 477 and 509, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4817 Indian Summer Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth and taxes for the year 1999 and 2000, which the Grantee herein assumes and agrees to pay.

And Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of March, 2000.

CLAY SCRUGGS

CHIYOKO SCRUGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Clay Scruggs and wife, Chiyoko Scruggs, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 2000.

Notary Public

My Commission Expires: 1/25/03

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