Davidson County DEEDWARR
Recvd: 09/28/00 10:16 2pgs
Fees:11.00 Taxes:592.00

20000928-0096040

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2000. Notary Public My Commission Expires: 3/21/04

Address New Owner As Follows:
HR Properties of Tennessee, LLC
1605 Tynewood Blvd.
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
116-2-B-66.00 CO
Field Book No. 08DZ 78399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD C. SCRUGGS, III AND SPOUSE, KAY S. SCRUGGS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 84 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at Page 932), as amended by plat amendment in Book 10058, page 105, and by Surveyor's Certificate of Correction, of record in Book 9854, page 235, and as amended, voided, vacated and superseded on Final Plat of Caldwell Close in Hill Place, of record in Plat Book 9700, page 191, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Edward C. Scruggs, III and spouse, Kay S. Scruggs, of record in Book 9873, page 60, as corrected in Book 11351, page 729, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 Metro taxes, which have been prorated and shall be paid by Grantors. By acceptance of delivery of this instrument, Grantors agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantee from liability and loss therefrom.

2. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 9645, page 85, as amended in Book 9658, page 19, as further amended in Book 10872, page 520, as further amended in Book 11548, page 57, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 191, Register's Office for said County.

This is improved property known as 519 Close Circle, Nashville, Tennessee 37205.

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, its heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, our successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 27th day of September, 2000.

Edward C. Scruggs, III

Kay S. Scruggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD C. SCRUGGS, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2000.

Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAY S. SCRUGGS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2000.

Notary Public

My Commission Expires: 3/29/03

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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