Davidson County DEEDWARR
Recvd: 11/15/02 13:14 3pgs
Fees:18.00 Taxes:146.52
20021115-0141869

PICK-UP

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Wellington Arms Homeowners' Association, Inc.	New Owner c/o Timmons Management Attn: Jim Troxler 2200 Hillsboro Rd	Map 103-16-0-C
	Nashville, TN	Parcel 100.00 CO
	37212	11247 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James E. Scruggs,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Wellington Arms Homeowners' Association, Inc.** (the "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 100 of the Plan of Wellington Arms Condominiums, a Horizontal Property Regime according to the Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 316, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. Scruggs by quitclaim deed from All-American Built Inc, a Tennessee Corporation, of record in Instrument Number 20021115-0141868, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4225 Harding Road, Unit 100, Nashville, TN 37205.

This description is the same as was used in the last deed of record.

This property is not now nor has ever been the residence of Grantor or Grantor's spouse.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 5200, page 316, said Register's Office.

3. Agreement for Dedication of Easement for sanitary sewers of record in Book 7692, page 861, said Register's Office.
4. Master Deed Establishing a Horizontal Property Regime of Wellington Arms Condominiums of record in Book 5721, page 241, instrument of correction in Book 5740, page 897, By-Laws of record in Book 5721, page 288 and Amendment to Master Deed as Instrument Number 20001205-0110242.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $39,600.00.

Paul E. Lawson
Affiant

Subscribed and sworn to before me this 13th day of November, 2002.

Barbara Kenny
Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of November, 2002.

James E. Scruggs
James E. Scruggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Scruggs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of **November,** 2002.

Notary Public

My Commission Expires: 05/28/03