K 2248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of . . . . . .

Eight Thousand and No/100 ($8,000.00) - - - - - - - - - - - - DOLLARS

cash in hand to us paid by Herman Ruben and wife Rose S. Ruben, the receipt of which payment is hereby acknowledged, we, Douglas Scruggs, Jr., and wife, Clemmie Scruggs, and Theodore Bingham . . . . . and wife, Nannie B. Bingham . . . . . .

have bargained and sold, and by these presents do transfer and convey unto the said Herman Ruben and wife Rose S. Ruben, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract of land located in Nashville, Davidson County, Tennessee, and being Lot No. 424 in Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 424 fronts 39 feet on the southerly side of LaFayette Street, formerly the Murfreesboro Pike, and runs back between lines to an alley, and shows 42 feet on said alley.

Being the same property conveyed to Douglas Scruggs, Jr., and wife Laura R. Scruggs and Theodore Bingham and wife, Tennie Bingham, by deed from Douglas Scruggs, Jr., and wife, Laura R. Scruggs, of record in Book 1970, page 371, Register's Office for Davidson County, Tennessee, and being the same property, less 15 feet off the front used in widening the street, in which by deed, Douglas Scruggs, Jr., and wife, Laura R. Scruggs, conveyed a life estate to Theodore Bingham and wife, Tennie Bingham, of record in Book 1578, page 367, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Douglas Scruggs, Jr., and wife Laura R. Scruggs, by deed from Lewis Scruggs who held an undivided one-half interest in said property, of Record in Book 1339, page 553, Register's Office for Davidson County, Tennessee, and being the same property willed to Lewis Scruggs and Douglas Scruggs, Jr., by their father, Douglas Scruggs, Sr., of record in Book 1247, page 648, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lillie Scruggs, the second wife of Douglas Scruggs, Sr., by deed from Mrs. Mary C. Connolly, et al, of record in Book 1044, page 433, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman Ruben and wife Rose S. Ruben, their . . . . . heirs and assigns, forever.

And we do covenant with the said Herman Ruben and wife Rose S. Ruben 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.

And we, Douglas Scruggs, Jr., and wife Clemmie Scruggs and Theodore Bingham and wife, Nannie B. Bingham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman Ruben and wife Rose S. Ruben, their . . . . . heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of February, 19 54

Douglas Scruggs Jr.
Clemmie Scruggs
Theodore Bingham
Nannie B. Bingham

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