K 2334

For and in consideration of the sum of $ 10.00,
- - - - - - TEN AND NO/100 - - - - - **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, - -

have bargained and sold, and by these presents do transfer and convey unto the said JAMES B. BAYLOR and wife, ELIZABETH M. BAYLOR,

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

Being Lot No. 2 on the Map of Harpeth View Estates, as of record in Book 1835, page 69, Register's Office for said County.

Said Lot 2 fronts 244 feet on the easterly side of Farview Drive (now Wayland Drive) and runs back 207.5 feet on the northerly line and 176.3 feet on the southerly line, to a dead line, measuring 252 feet thereon.

Being the same property conveyed to Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, by deed from McDowell Development Corporation, of record in Book 2277, page 27, said Register's Office.

Said property is conveyed subject to restrictions in Book 1449, page 195, in Book 1728, page 125, and in Book 2277, page 27, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James B. Baylor and wife, Elizabeth M. Baylor, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of November, 1954.

Edward C. Scruggs III

Kay Stahl Scruggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Edward C. Scruggs, III, and wife, Kay Stanl Scruggs, the bargainer s, with whom I am personally acquainted, and who acknowledged that they executd the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 1954.

Commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

39453

WARRANTY DEED

G-28358 - mk

FROM

EDWARD C. SCRUGGS, III, ET UX

TO

JAMES B. BAYLOR ET UX

PLEASE PUT IN T.B.S. TITLE CO. ENV.

STATE OF TENNESSEE
DAVIDSON COUNTY
DEC 1 '54
11:17 A.M.
83 Rec'd

2.00

M.M. Pantley

DOCUMENTARY 10 3 3 3

STATE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
YERS TITLE INSURAN-
CORPORATION
of Richmond, Virginia

G 214