For and in consideration of the sum of Seventeen Thousand Three Hundred Fifty and No/100 . . . . . ($17,350.00) DOLLARS Cash in hand paid by Ernest G. Freudenthal and wife, Stephanie K. Freudenthal, the receipt of which is hereby acknowledged, we,

EDWARD C. SCRUGGS III AND WIFE, KAY S. SCRUGGS

have bargained and sold, and by these presents do transfer and convey unto the said Ernest G. Freudenthal and wife, Stephanie K. Freudenthal their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of the Resubdivision of Royal Oaks, as of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 150 feet on the easterly side of Sunnybrook Drive and extends back between lines 312.9 feet on the northerly line and 310.67 feet on the southerly line to a dead line in the rear measuring 150 feet thereon.

Being the same property conveyed to Edward C. Scruggs III and wife, Kay S. Scruggs by warranty deed from Frank E. Ratner and wife, Elizabeth Ratner, as of record in Book 2292, page 265, 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 Ernest G. Freudenthal and wife, Stephanie K. Freudenthal their heirs and assigns, forever.

And we do covenant with the said Ernest G. Freudenthal and wife, Stephanie K. Freudenthal 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, Edward C. Scruggs III and wife, Kay S. Scruggs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest G. Freudenthal and wife, Stephanie K. Freudenthal, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1955

Edward C Scruggs III

Kay S Scruggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Edward C. Scruggs III and wife, Kay S. Scruggs

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 1st day of June, 1955

Commission Expires Feb 9, 1957

A. M. Tenison, Notary Public

WARRANTY DEED

FROM EDWARD C. SCRUGGS III, AND WIFE, KAY S. SCRUGGS

TO ERNEST G. FREUDENTHAL AND WIFE, STEPHANIE K. FREUDENTHAL

GUARANTY MORTGAGE CO. OF NASHVILLE

5C257

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUN A.D. 1955 at 2:27 o'clock P.M.
Rolled in Book 2494 Page 767
Recorded in Book ____ Page ____
Recording fee $ 2.00
JAMES P. WILSON, Register
By ____ Dep. Reg.

165
17.5