For and in consideration of the sum of Ten and 00/100 * * * * * * * * * * * * * * * * * * DOLLARS ($10.00),

cash in hand paid, receipt of which is herewith acknowledged, and other good and valuable considerations, we, Edward R. Phillips and wife, Louise T. Phillips,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Earl E. Scruggs and wife, Louise Cirtain Scruggs,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plan of Blair Heights Subdivision, Section IV, as of record in Book 2331, page 60, Register's Office for said County.

Said lot No. 28 is described as beginning at a point in the East margin of Donna Drive, the corner of Lots Nos. 27 and 28; thence with the line between said lots Easterly 168.23 feet to a point; thence northeasterly 170 feet to the South margin of Linia Lane; thence with the margin of same westerly 209.35 feet to the beginning of a curve; thence around said curve southwesterly 51.75 feet to the east margin of Donna Drive; thence with the margin of same southerly 1[illegible].24 feet to the point of beginning.

Being part of the same property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from James W. Blair and wife of record in Book 2482, page 569, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 24[illegible], page 201, and all matters shown on the Plan of record in Book 2331, page 60, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except [illegible] and taxes for the current year which are to be prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the [illegible] day of Mar[illegible], 195[illegible].

Edward R. Phillips

Louise T. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jessie B. Overton, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward R. Phillips and wife, Louise T. Phillips,

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 Nashville, Tennessee, this, the 17th day of March, 1956.

Notary Public

My commission expires: October [illegible]

WARRANTY DEED

From

Edward R. Phillips, et ux

90996

To

Earl E. Scruggs, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record 22 MAR 1956
Noted in Book 153 Page 760
Recorded in Book Page
Recording Fee $2.70
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

Ernest C. Matthews, III
Attorney at Law
Suite 4, Stahlman Bldg.,
Nashville