BK 2634

For and in consideration of the sum of Twenty-seven Thousand Five Hundred ($27,500.00) and no/100 DOLLARS cash in hand paid by Emery P. Frambach and wife, Christine C. Frambach, to Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, receipt of which is hereby acknowledged, we, the said Edward C. Scruggs, III, and wife Kay Stahl Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said Emery P. Frambach and wife Christine C. Frambach, 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. 228 on the plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of Greeley Drive, at the northwest corner of Lot No. 227 on said plan; thence with the line between Lots Nos. 227 and 228, eastwardly 326.7 feet to the northeast corner of said Lot No. 227; thence North 10 degrees 06' West 82.8 feet to a power poles; thence North 8 degrees 04' East 72 feet to the southeast corner of Lot No. 229 on said plan; thence with the line between said Lots Nos. 228 and 229, westwardly 299.8 feet to the easterly margin of said Drive; thence with same, southwardly 150 feet to the beginning.
Being the same real property conveyed to Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, by deed from H. G. Hill Realty Company, dated May 8, 1956, filed May 23, 1956, of record in Book 2539, page 562, 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 Emery P. Frambach and wife, Christine C. Frambach their heirs and assigns, forever.

And we do covenant with the said Emery P. Frambach, and wife, Christine C. Frambach 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, except for 1957 State and County Taxes, which are assumed by the grantees.

And we, the said Edward C. Scruggs, III, and wife Kay Stahl 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 Emery P. Frambach, and wife, Christine C. Frambach, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of January, 19 57

Edward C Scruggs III

Kay Stahl Scruggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Walton, a Notary Public in and for said County and State, the within named Edward C. Scruggs, III, and wife, Kay Stahl Scruggs

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 14th day of January, 19 57

My commission expires Apr 24-1957

E B Walton
Notary Public

WALTON
NOTARY PUBLIC
DAVIDSON CO.

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WARRANTY DEED

FROM

Edward C Scruggs III
et ux

TO

Emery P Frambach
et ux

27797

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECEIVED FOR RECORD
JAN 23 1957
12:36 P.M.
Book 2634 Page 425
$1.00
REGISTER
By
Deputy Register

PG 426