For and in consideration of the sum of One Hundred Fifty and no/100 - - - -($150.00) - - - -
- DOLLARS
cash in hand paid by Victor E. Gregory and Billy G. Gregory, the receipt of which is hereby acknowledged,

We, E. C. Scruggs, Jr. and wife, Annie M. Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said Victor E. Gregory and Billy G. Gregory,

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

Being lots Nos. 188 and 189 on the Map of Brooklyn Heights, E. C. Scruggs Subdivision, as of record in book 332, page 140, Register's Office for said County.
Said lots Nos. 188 and 189 front together 80 feet on the easterly side of Kassia Street and extends back 172 feet on the northerly line and 142 feet on the southerly line, with the northerly margin of Booker Avenue to a dead line, measuring 85 feet thereon.
Being part of the same real property conveyed to E. C. Scruggs, Sr. by deed from Fourth and First Bank and Trust Company, Trustee, of record in book 895, page 293, said Register's Office, the said E. C. Scruggs, Sr. having died intestate in 1948. His wife predeceased him, and the said E. C. Scruggs, Jr. was the only child and heir.

Purchasers assume all unpaid taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victor E. Gregory and Billy G. Gregory, their heirs and assigns, forever.

And we do covenant with the said Victor E. Gregory and Billy G. Gregory, 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Victor E. Gregory and Billy G. Gregory, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of December, 1956

x E C Scruggs Jr

x Annie M. Scruggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Floyd Stone, a Notary Public in and for said County and State, the within named E. C. Scruggs, Jr. and wife, Annie M. Scruggs,

the bargainors, 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 7 day of December, 1956

Commission expires. My Commission Expires APRIL 21, 1959

Floyd Stone
Notary Public

WARRANTY DEED
FROM
E. C. Scruggs, Jr. et ux.
TO
Victor E. Gregory et al.
45021

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
JAMES P. WILSON, Register

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE