K 3377

TENNESSEE TITLE COMPANY

For and in consideration of the sum of TEN DOLLARS and other good and valuable considerations, paid to ANDREW EWING, TRUSTEE, hereinafter referred to as the GRANTOR, receipt of which is hereby acknowledged, I, said GRANTOR acting pursuant to the powers conferred upon me by a certain deed of record in Book 2862, page 574, and in an instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers herein conferred upon me, have bargained and sold and by these presents do transfer and convey unto

Joseph L. Scruggs and wife, Elva G. Scruggs

their heirs and assigns, hereinafter referred to as the GRANTEES, certain land in Davidson County, Tennessee, described as follows, to wit: BEING Lot No. 644 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 644 fronts 80 feet on the south side of Dunston Drive and runs back 156.1 feet on the west line and 150.7 feet on the east line to a dead line in the rear on which it measures 80.3 feet.

STATE TAX $ 2093
PROBATE 50
TOTAL $ 2143

MAY 25 1962

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

Being part of the property conveyed to Elmer D. Davies, Jr. and Andrew Ewing, as Substitute Trustees by deed from Rogers Caldwell, et al, Trustees, of record in Book 2862, page 574, having been appointed Substitute Trustees by instrument of record in Book 3164, page 75, of said Register's Office, which instrument further provides that either of said Trustees may make this conveyance.

This conveyance is made expressly subject to the following: (1) Restrictive covenants of record in Book 1788, page 108 and in Book 3279, page 458, of said Register's Office; (2) The recorded plan shows an Owner's Certificate, certain set-back lines and public utility easements and drainage easements and anchor easements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple as Trustee, have a good right to convey it, and that the same is unencumbered. And I do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to the said GRANTEES their heirs and assigns against the lawful claims of all persons whomsoever, insofar as I as Trustee am authorized to do but not otherwise.

Witness my hand this 10th day of January 1962.

Andrew Ewing, Trustee
Andrew Ewing, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January 1962.

Betty Poage
Notary Public

Commission expires: 10-26-63

Warranty Deed

From 1919

ANDREW EWING, Trustee

To

J. L. Scruggs et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of MAY A.D. 1962 at 1:02 o'clock P.M.
Noted in Book 1602 Page 125
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES H. WILSON, Register
By R. Wilson Deputy Reg.

TENNESSEE TITLE COMPANY

13457

G 628