TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3981 PAGE 451	MAP-PARCEL NUMBERS:
William Scruggs and wife, Peggy Jean Scruggs (NAME)	Guaranty Mortgage Company (NAME)	02W 15560
2117 Owen Street (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	MAP 81-03
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 271

This instrument prepared by Earl Hawkins, Metro Courthouse, Nashville, Tennessee MS

For and in consideration of the sum of ---------- ($10.00) ---------- Ten and no/100 ---------- DOLLARS cash in hand paid by WILLIAM SCRUGGS AND WIFE, PEGGY JEAN SCRUGGS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

EARL HAWKINS (Unmarried)

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 36 on the Map of L.G. Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of Lots, as of record in Book 57, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the westerly side of Owen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Earl Hawkins, unmarried, by deed from Joseph Barnes and wife, Edna Barnes, of record in Book 3915, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 2117 Owen Street, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs 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.

Witness our hands this 21st day of January, 19 66

Earl Hawkins

STATE TAX $ 15.38
PROBATE .50
TOTAL $ 15.88

STATE OF TENNESSEE
DAVIDSON COUNTY

JAN 25 1966

R. E. WORRALL
COUNTY COURT CLERK
PAID JAN 25 1966

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Earl Hawkins (Unmarried) the bargainors, 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 21st day of January, 19 66

Commission Expires: Feb. 16, 1969 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PUT REVENUE STAMPS HERE:

DOCUMENTARY 10 CENTS 10

DOCUMENTARY 1 DOLLAR 1

DOCUMENTARY 55 CENTS 55

15119

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 25 11 23 AM '66
NOTED BOOK 113 PAGE 394
RECORDING FEE $ 2.00
DEP. REG. .50

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF TENNESSEE

William Scruggs and wife, Peggy Jean Scruggs

To

EARL HAWKINS (Unmarried)

From

Warranty Deed