BOOK 4082 PAGE 94

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
601 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Fulghum	United MOrtgagee Servicing Corp.	
(NAME:)	(NAME:)	
2411 14th Avenue North	3200 Pacific Avenue	Map 81 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Virginia Beach, Virginia	Par 325
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of Ten ($10.00) -------- **DOLLARS** and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a note secured by a first mortgage deed of trust of record in the Registers Office for Davidson County, we, CHARLES SCRUGGS AND WIFE, GLORIA J. SCRUGGS.

have bargained and sold, and by these presents do transfer and convey unto the said MARY FRANCES FULGHUM, a widow **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. 3 on the Map of Riverview Gardens Subdivision, Section 1, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the westerly side of 14th Avenue North and extends back 110.0 feet on the northerly side and 123.3 feet on the southerly side to a dead line measuring 51.7 feet.

BEING the same property conveyed to Charles Scruggs and wife, Gloria J. Scruggs by deed of Herbert R. Rich, Trustee, of record in Book 3838, page 649, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantee.

This is { unimproved ( ) / improved ( ) } property, known as 2411 14th Avenue North, 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. Wherever 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 **hand** s **this** 5th **day of** November, 19 66

Charles Scruggs

Gloria J. Scruggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Charles Scruggs and wife, Gloria J. Scruggs

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 22nd day of November, 19 66.

Commission expires 1-13-69

Percy Wilkins, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CHARLES SCRUGGS ET UX

TO

MARY FRANCES FULGHUM, a widow

STATE TAX $ 17.50
PROBATE
TOTAL $ 17.50

DEC 1 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 1 - 1966

52883

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 1 9 32 AM '66

NOTED: BOOK 115 PAGE 410
RECORDING FEE $ 2.00
DEP. REG. .20

Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
601 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201