This instrument prepared by: Earl Thompson, attorney, 415 Nashville Bank & Trust, Nashville, Tennessee

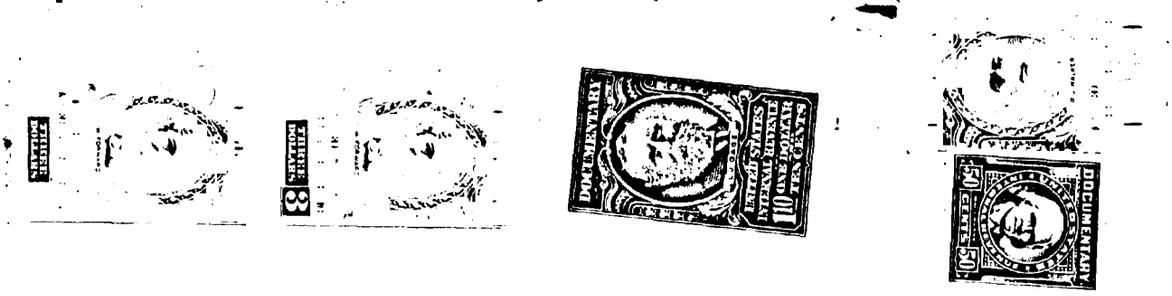
WARRANTY DEED

BOOK 4093 PAGE 336

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Gene Scruggs, et ux	SAME	G 12107
(NAME:)	(NAME:)	
306 Issac Drive	SAME	Map 18-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 2 PW
Goodlettsville, Tenn.	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten---------- *DOLLARS*

and other good and valuable consideration including the assumption and agreement of the grantees herein, LARRY GENE SCRUGGS, and his wife, VIVIAN SHOULDERS SCRUGGS, the assumption and the agreement herewith to pay the balance of a deed of trust executed by JERRY H. GALBREATH and his wife NANCY C. GALBREATH to M. T. Fields, Trustee, to secure the payment of certain indebtedness descirbed in a deed of trust of record in Book 4024, page 252, R.O.D.C., Tennessee, the balance of a note dated June 6, 1966, originally for $12,604.20, payable $91 monthly on the last day of each respective month with interest and all other charges at the rate of ½ of 1 per cent per month. Said deed of trust by reference is made a part of this conveyance as if copied in detail.



We, Jerry H. Galbreath and wife, Nancy C. Galbreath *have bargained and sold, and by these presents do transfer and convey unto the said* Larry Gene Scruggs and wife, Vivian Shoulders Scruggs and 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. 21 on the Plan of Section I, Connell Estates, as of record in Book 2900, page 15, Register's Office for said County,

Said lot fronts 90 feet on the southwesterly side of Issac Drive, and runs back 235 feet on the northerly line and 254.5 feet on the southerly line, to a dead line in the rear on which it measures 99 feet.

Being the same property conveyed to Jerry H. Galbreath and wife, Nancy C. Galbreath, by deed from Herman L. Waggoner and wife, as of record in Book 4024, page 250, said Register's Office.

This property is hereby conveyed subject to:

Restrictions recorded in Book 2927, page 581, July 31, 1959.

The recorded plan shows an Owner's Certificate, a 50-foot set-back line from Issac Drive, a 10-foot easement for public utilities along the rear, and an anchor easement 2½ x 20 feet at the north front corner of the lot.

All taxes for the year 1967 will be paid by the grantees, herein.
All taxes for the year 1966 will be paid by the grantors, herein.

[redacted]

This is ~~unimproved~~ ( ) improved ( ) property, known as 306 Issac Drive (House Number) (Street) Goodlettsville (P. O. Address) , Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry Gene Scruggs and wife Vivian Shoulders Scruggs and their---------- *heirs and assigns, forever.*

And we *do covenant with the said* Larry Gene Scruggs and wife Vivian Shoulders Scruggs *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,* with the exception of the deed of trust hereinbefore referred.

And we, Jerry H. Galbreath and wife, Nancy C. Galbreath *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Larry Gene Scruggs and wife, Vivian Shoulders Scruggs, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* January, *19* 67., ~~one~~

~~XXXXXXXXXX~~ Larry Gene Scruggs
LARRY GENE SCRUGGS

Vivian Shoulders Scruggs
VIVIAN SHOULDERS SCRUGGS

Jerry H. Galbreath
JERRY H. GALBREATH

Nancy C. Galbreath
NANCY C. GALBREATH

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. E. Galbreath, a Notary Public in and for said County and State, the within named Nancy C. Galbreath, Larry Gene Scruggs, and his wife, Vivian Shoulders 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 Old Hickory, Tennessee, this 12 day of January, 1967

J. E. Galbreath, Notary Public.

Commission Expires 4-27-69

STATE OF South Carolina
COUNTY OF Kershaw

Personally appeared before me, Margaret D. Elliott, a Notary Public in and for said County and State, the within named Jerry H. Galbreath

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 Camden, S.C. this 9th day of January, 1967

Margaret D. Elliott, Notary Public

Commission Expires Length of the governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 4093 PAGE 339

STATE TAX $ 23.55
PROBATE .50
TOTAL $ 24.05

PAID JAN 13 1967 TMC
E. E. WORTHALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G-19215
76.25
17.60
93.85

WARRANTY DEED

FROM

JERRY H. GALBREATH, ET UX

TO

LARRY GENE SCRUGGS, ET UX

57111

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 13 2 44 PM '67

NOTED: BOOK 115 PAGE 260
RECORDING FEE $ 2.20
DEP. REG. 38.25

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

15704 - 17.60