12 D - Map # 71-01-83 - Parcel # 52870-52885

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WARRANTY DEED

For and in Consideration of the sum of Eight Hundred and No/100 - ($800.00) - - - - - - - - - - - - - - - - - DOLLARS cash, paid by Walter S. Landrum and wife, Rosie Lee Landrum, the receipt of which is hereby acknowledged,

Map. 71-1
Par. 82-83
PW

Address New Owner + Mail Tax Statements:
Walter S. Landrum, et ux
515 Haynes St.
Nashville, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2000. Affiant Wales Landrum
Subscribed and sworn to before me this 10th day of Oct. 1968

Deputy Register Andrew W. Regan

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 Walter S. Landrum and wife, Rosie Lee Landrum, their

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

Land in the 12th, formerly the 21st, Civil District of said County and State, described as follows:

Beginning on the easterly margin of Monticello Street, at the northwest corner of the property conveyed to Louise Johnson and Viola Wright by deed from E. C. Scruggs, Jr. and wife, of record in book 1284, page 289, Register's Office for said County; thence with the easterly margin of said Street, north 35° west 256 feet to the southwest corner of lot No. 4 on the Map of E. C. Scruggs' land on Taylor Lane, as of record in book 547, page 179, said Register's Office; thence with the southerly line of said lot No. 4, north 66° east 470 feet to the southeast corner of said lot No. 4; thence south 22° east 262 feet to the northeast corner of said Johnson and Wright property; thence with their northerly line, south 66° west 437 feet, more or less, to the beginning.

Being part of the real property conveyed to E. C. Scruggs, Jr. by deed from John Jones, dated August 31, 1937, filed August 31, 1937, and recorded in book 1031, page 219, said Register's Office.

Prepared By E. C. Scruggs Jr
Lynnwood Blvd

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter S. Landrum and wife, Rosie Lee Landrum, their heirs and assigns, forever.

And we do covenant with the said Walter S. Landrum and wife, Rosie Lee Landrum 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, except taxes for the year 1957 and all unpaid taxes assumed by purchasers.

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 Walter S. Landrum and wife, Rosie Lee Landrum, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this ~~1st~~ 10TH day of ~~May~~ OCTOBER, 1968 ~~57~~

GG Scruggs Jr

Annie M. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, HENRY WILSON, a Notary Public in and for said County and State, the within named E. C. Scruggs, Jr. and wife, Annie M. 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 10th day of ~~May~~ OCTOBER, 19~~57~~68

Notary Public.

Commission Expires My Commission Expires August 15, 1972

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 (their his oath several oaths) acknowledged (themselves himself) to be the ..... and ..... respectively of the ....., the within named bargainor, a corporation, and that (they he) as such ..... and ....., being authorized so to do, executed the foregoing instrument for the purpose 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.....
on this the.....day of....., 19.....

Commission expires ...., Notary Public.

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WARRANTY DEED

FROM

E. C. Scruggs, Jr., et ux

TO

Walter S. Landrum, et ux

515 Dayton Ave.

Nashville, Tenn.

A 16439

IDENTIF. REFERENCE

OCT 10 2 26 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OCT 10 68	CONV	*2,000.00				
OCT 10 68	S TAX		B*	5.20		
OCT 10 68	PR FEE		B*	.50		
OCT 10 68	W DEED		B*	6.00	*	11.70