BOOK 4280 PAGE 869

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Violet Rawls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCT, 1968.

Edward E Seddon
Notary Public

MY COMMISSION EXPIRES: 11-12-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: EDWARD SEDDON, ATTORNEY SUITE 508-315 FOURTH AVE. NORTH NASHVILLE, TENNESSEE 37201

NAME

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Scruggs et ux (NAME)	Commerce Union Bank (NAME)	27W-23000
944 West Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 83-1
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 51

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Violet Rawls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Scruggs and wife, Juanita Scruggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 4 and the westerly 43.75 feet of Lot No. 3 on the Map of Jones and Bradford's Resubdivision as of record in Book 332, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 3 front together 100 feet on the southerly side of Greenwood Avenue and runs back between parallel lines with the easterly margin on an alley 154.5 feet to an alley in the rear, on which is measures 100 feet thereon.

Being the same property conveyed to Lawrence B. Rawls and wife, Violet Rawls by deed from Thomas J. Morgan and wife, Margaret C. Morgan, as of record in Book 1055, page 223, Register's Office for said County. The said Lawrence B. Rawls having since died.

This is improved ( ) unimproved ( ) property, known as 944 (House Number) West Greenwood Avenue (Street) Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of October, 19 68

Violet Rawls
Violet Rawls

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin S Eddon, a Notary Public in and for said County and State, the within named Violet Rawls

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 1968

Commission expires 11-12-69

Edwin S Eddon
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Violet Rawls

TO
James Scruggs et ux

A 18198

IDENTIF. REFERENCE

OCT 23 3 04 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
EDWARD EDDON
ATTORNEY AT LAW
SUITE 503-315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219

OCT23 68	CONV	*9,500.00			
OCT23 68	S'TAX		B*	24.70	
OCT23 68	PR'FEE		B*	.50	
OCT23 68	W'DEED		B*	3.00	* 28.20