WARRANTY DEED

BOOK 4311 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles E. Scruggs, Jr. (NAME)	First Federal Savings & Loan (NAME)	15DA-36005
1605 Peerman Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Map 72-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 96

FOR AND IN CONSIDERATION of the sum of Ten and no/100-------

-----($10.00)---------- *Dollars,*

Cash in hand paid by Charles E. Scruggs, Jr. and wife, and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said Scruggs and wife of the balance owing on an indebtedness secured by deed of trust of record in Book 4288, page 179, Register's Office for Davidson County, Tennessee. Said deed of trust was executed on November 18, 1968, in the original principal amount of $13,950.00, by Howard E. Demerich and wife to T.I. Holman, Jr. Trustee.

We, Howard E. Demerich and wife, Mamie B. Demerich

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Scruggs, Jr.

and wife, Brenda N. Scruggs, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 15 on the Plan of Peerman Heights, as of record in Book 2133, page 3, Register's Office for said County.

SAID Lot No. 15 fronts 137 feet on the east side of Peerman Drive and runs back between lines, 149.6 feet on the north line and 149.9 feet on the south line to a dead line in the rear on which it measures 137 feet.

BEING the same property conveyed to Howard E. Demerich and wife, Mamie B. Demerich by deed from Leila B. Mills, as of record in Book 4288, page 177, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
Thomas [illegible], Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,925.00

Subscribed and sworn to before me, this the 15th day of February, 1969

Affiant

My commission expires: June 12, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1605 Peerman Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles Earl Scruggs, Jr. and wife, Brenda N. Scruggs, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Earl Scruggs, Jr. and wife, Brenda N. Scruggs, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 19th *day of* February, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers, on said day and date.*

Charles E. Scruggs

Brenda N. Scruggs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Howard E. Demerich and Mamie D. Demerich

the within named 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 Nashville *Tennessee, this* [illegible] *day of* February, *19*69.

Commission expires [illegible], 1972 *Notary Public*

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 .....

WARRANTY DEED

FROM

Howard E. Demerich, et.ux.

TO

Charles Earl Scruggs, Jr.
et. ux.

FEB20'69	CONV	15,925.00				
FEB20'69	S'TAX		B*	41.34		
FEB20'69	PR'FEE		B*	.50		
FEB20'69	W'DEED		B*	3.00	*	44.84

A 31241

IDENTIF. REFERENCE

FEB 20 1 49 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE