BOOK 4341 PAGE 808

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1969

Notary Public

MY COMMISSION EXPIRES: July 28, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave.No., Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.and Mrs.Charles A.	Fidelity Federal Savings &Loan	Map 145-6
(NAME) Scruggs, Jr	(NAME) Association	Par. 44
1243 Saxon Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37215	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Lena B. Cook and husband, Kenneth H. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. SCRUGGS, JR. AND WIFE, LADELLE H. 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 27 fronts 185.0 feet on the easterly margin of Saxon Drive and extends back 350.6 feet on the northerly line and 407.4 feet on the southerly line, to a broken line in the rear on which it measures 193.8 feet.

Being the same property conveyed to Lena B. Cook by deed from Estes-Taylor Company, of record in Book 4197, page 213, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4145, page 8, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 3700, page 130, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1243 Saxon Drive, Nashville, Tennessee
(House Number) (Street) (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 our hand S this 11th day of June, 1969

Lena B Cook

Kenneth H. Cook

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clayton B. Bracey, a Notary Public in and for said County and State, the within named Lena B. Cook and husband, Kenneth H. Cook,

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 11th day of June 1969.

Commission expires July 28. 1970

Clayton B Bracey
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

018643-0

WARRANTY DEED

FROM

LENA B. COOK AND HUSBAND,

KENNETH H. COOK

TO

CHARLES A. SCRUGGS, JR.

ET UX, LADELLE H. SCRUGGS

A 44236

IDENTIF. REFERENCE

JUN 12 2 26 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 12 CONV 50,000.00
JUN 12 S TAX A* 130.00
JUN 12 PR FEE A* .50
JUN 12 WDEED A* 3.00 * 133.50