BOOK 4731 PAGE 839

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,400.00

Ruth Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July 1973.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tenn.
from information furnished by the parties
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth S. Scruggs (NAME)	Commerce Union Bank (NAME)	5D-2581
322 Margo Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 5387 Mortgage Division (STREET ADDRESS)	148-5-120
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee-37206 (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~~ I, ELEANOR RUTH LOWE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH S. 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. 102 on the Map of Haywood Acres Subdivision of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the northeasterly margin of Willard Drive, the same being a common corner of Lots 101 and 102; thence with the dividing line between Lots 101 and 102, northeastwardly 133.3 feet to a monument; thence with the dividing line between Lots 102 and 103, eastwardly 145 feet to a point in the westerly margin of Margo Lane; thence with the westerly margin of Margo Lane, southwardly 140 feet to a monument; thence to the right around a curve, 39.27 feet to a monument in the northeasterly margin of Willard Drive; thence with same margin of said Drive, northwestwardly 80.68 feet to a monument; thence continuing with said margin of said Willard Drive, northwestwardly 59.37 feet to the point of beginning.

BEING the same property conveyed to Eleanor Ruth Lowe, by deed from James E. Pendergrast and wife, Nancy M. Pendergrast, of record in Book 4710, page 966, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust to Commerce Union Bank of record in Book 4351, page 61, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Truste is hereby transferred to the said Grantee.

This is ~~unimproved~~ (X) improved property, known as 322 Margo Lane, 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 my hand this 16th day of July, 19 73

Eleanor Ruth Lowe
Eleanor Ruth Lowe

Personally appeared before me, the undersigned, a Notary Public in and for the County of Bristol, State of Rhode Island, the within named, Eleanor Ruth Lowe, 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 Bristol, Rhode Island, this 16th day of July 1973.

My Commission expires June 1976

Anastasia B. Remington

BE/JM

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Ruth Lowe

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 day of July 1973.

Commission expires _____

_____
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

WARRANTY DEED

FROM

ELEANOR RUTH LOWE

TO

RUTH S. SCRUGGS

C 1 7 1 0 6

IDENTIF. REFERENCE

JUL 27 10 44 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 73	CONV	15,400.00			
JUL 27 73	S'TAX		A*	40.04	
JUL 27 73	PR'FEE		A*	.50	
JUL 27 73	W'DEED		A*	4.00	* 44.54

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201