This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED mail

BOOK 4737 PAGE 335

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary E. Scruggs	Same	
(NAME) 705 Graycroft Avenue	(NAME)	72-7
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	43 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid and other valuable considerations,

We, SAM TINNIN AND WIFE, GLENDA M. TINNIN,

have this day bargained and sold, and do hereby transfer and convey unto the said
GARY E. SCRUGGS AND WIFE, MARY SCRUGGS
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 39 on the plan of Morning View Subdivision, Section II, as of record in Book 2133, page 99, Register's Office for said County. All of said Lot No. 39 fronts 115 feet on the westerly side of Graycroft Avenue and runs back 388.86 feet on the northerly line and 416.63 feet on the southerly line, to a dead line on which it measures 118.31 feet.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a small part of Lot No. 39 described as follows: Beginning at an iron pin in the north line of said Lot No. 39, being 120.9 feet west of an iron pin, the northeast corner of Lot No. 39 in the westerly margin of Graycroft Avenue; thence westerly along said north line 89.9 feet to an iron pin; thence southerly at a 90° angle 2.5 feet to an iron pin; thence easterly 89.9 feet to a point, the point of beginning.

Being the same property conveyed to Sam Tinnin and wife, Glenda M. Tinnin, by deed from Thomas C. Penick, Jr., and wife, Linda S. Penick, of record in Book 4636, page 245, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 14th day of August, 1973

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 705 Graycroft Avenue, Madison, 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 grantees, 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.,* except as appears of record.

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

Witness hand S this 14th day of August, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Sam Tinnin

X Glenda M. Tinnin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sam Tinnin and wife, Glenda M. Tinnin

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 Madison *Tennessee, this* 14th *day of* August *19*73

Commission expires 2/3/74 *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 .....

AUG15	CONV	39,500.00			
AUG15	S'TAX		A*	102.70	
AUG15	PR'FEE		A*	.50	
AUG15	W'DEED		A*	4.00	* 107.20

WARRANTY DEED

FROM

SAM TINNIN, ET UX

TO

GARY E. SCRUGGS, ET UX

C 19606

IDENTIF. REFERENCE

AUG 15 10 29 AM '73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115