BOOK 4762 PAGE 87 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Mrs. Dorris Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1973

Notary Public

MY COMMISSION EXPIRES: Aug 7, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris J. Scruggs (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	13DA 40050
4909 Trumpet Circle (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 59-5
Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 26

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, John Wayne Smith and wife, Nettie M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorris J. 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. 103 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, page 257, Registers' Office for said County.

SAID Lot No. 103 fronts 81.00 feet on the westerly margin of Trumpet Circle and runs back 151.9 feet on the northerly line, and 149.4 feet on the southerly line, to a dead line in the rear, measuring 76.04 feet thereon.

BEING the same property conveyed to John Wayne Smith and wife, Nettie M. Smith, by deed from Williamsburg Corporation, of record in Book 4576, page 376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

AS PART OF the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note executed by the grantors herein in the original principal amount of $18,750.00, of record in Book 4576, page 378, Register's OFfice for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4909 Trumpet Circle, Nashville, Tennessee 37218
(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 31st day of October 1973

John Wayne Smith

Nettie M. Smith

NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wayne Smith and wife, Nettie M. Smith

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 31st day of October 1973

Commission expires Aug 9, 1975

David L. James Jr
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 JOHN WAYNE SMITH, ET UX

TO DORRIS J. SCRUGGS

C 30749

IDENTIF. REFERENCE

Nov 6 10 13 AM '73

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-6	CONV	23,000.00		
NOV-6	STAX		A* 59.80	
NOV-6	PRFEE		A* .50	
NOV-6	WDEED		A* 4.00	* 64.30