WARRANTY DEED

BOOK 4762 PAGE 855

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Scruggs (NAME)	Same (NAME)	92-6
2516 Batavia Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	552
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	200

FOR AND IN CONSIDERATION of the sum of ($2,000.00)

Two thousand----------00/00 Dollars,

cash in hand paid by, James Scruggs, receipt of which is hereby acknowledge, I

Arthor Eaton, an unmarried man

have this day bargained and sold, and do hereby transfer and convey unto the said James Scruggs

his (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 14 on the map of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, as of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the wesrerly side of 27th Avenue North or Lena Street, and runs back between parallel lines, 184 feet to an alley.

Being the same property conveyed to Arthur Eaton, by deed from Fount Grigsby, unmarried as of record in Book 3224, page 177 and by Deed of Correction of record in Book 3506, page 527 and in Book 3641, page 105 said Register's Office.

This instrument was prepared by Coyness L. Ennix, Attorney
330 Charlotte Avenue, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 7th day of August 19 73

Affiant Arthur Eaton

My commission expires: November 19, 1975 (Affix Seal)

Notary Public Coyness L. Ennix

This is unimproved (x) improved property, known as 715 - 27th Avenue North, 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 James Scruggs

his (successors),

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

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said James Scruggs

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th 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.

Arthur Eaton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Coyness L. Ennix, *a Notary Public in and for said County and State,* Arthur Eaton, an unmarried man

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 7th *day of* August, *19*73.

Coyness L Ennix
Notary Public

Commission expires November 19, 1975

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.....

NOV-8??	CONV	*2,000.00				
NOV-8??	S TAX		A*	5.20		
NOV-8??	PR FEE		A*	.50		
NOV-8??	W DEED		A*	4.00	*	9.70

WARRANTY DEED
FROM
Arthur Eaton
TO
James Scruggs

C 3 1 0 7 1

IDENTIF. REFERENCE

Nov 8 9 52 AM '73

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