BOOK 4928 PAGE 964

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William F. Swats, III and wife
Gail H. Swats

TO

Marie B. Scruggs

For draftsman's use

Mail ✓ THIS INSTRUMENT PREPARED BY:
Fred E. Cowden, Jr.
Suite 101, 4515 Harding Road
Nashville, Tennessee 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie B. Scruggs (NAME)	First Federal Savings & Loan Assn. (NAME)	131-8-13
1131 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Streets (STREET ADDRESS)	16DA-38611
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUL 3 9 50 AM '75

FEE PAID WILKINSON REGISTER DAVIDSON COUNTY, TENN.

D05446

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,500.00 Marie B. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1975.

Notary Public

MY COMMISSION EXPIRES: 11/26/78

(AFFIX SEAL)

DAVIDSON COUNTY

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to First Federal Savings and Loan Association, which note is secured by a deed of trust of record in Book 4603, page 317, Register's Office for Davidson County, Tennessee.

We, William F. Swats, III, and wife Gail H. Swats have bargained and sold, and by these presents do transfer and convey unto the said Marie B. Scruggs her 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. 54 on the Plan of Duncanwood Subdivision, as of record in Book 1424, page 139.

Said Lot No. 54 fronts 108 feet on the southerly side of Duncanwood Drive and runs back between lines measuring 185.3 feet on the westerly line and 187.4 feet on the easterly line to a dead line in the rear measuring 108 feet thereon.

Being the same property conveyed to William F. Swats, III, and wife Gail H. Swats, by deed from Russell C. Burk and wife Kay S. Burk, of record in Book 4603, page 315, Register's Office for Davidson County, Tennessee.

BOOK 4928 PAGE 965

WD-2

This is { unimproved ( ) / improved (X) } property, known as 1131 Duncanwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie B. Scruggs her heirs and assigns, forever.

And we do covenant with the said Marie B. Scruggs 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.

And William F. Swats, III, and wife Gail H. Swats do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marie B. Scruggs her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of July, 1975

William F. Swats, III

Gail H. Swats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Swats, III, and wife Gail H. Swats

the 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 Nashville Tennessee, this 2nd day of July 1975

Sandra Stovall, Notary Public.

SANDRA STOVALL NOTARY PUBLIC DAVIDSON TENN.

Commission expires 11/24/78

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, this day of , 19 .

JUL-3'75 CONV 30,500.00
JUL-3'75 STAX A* 79.30
JUL-3'75 RECFEE A* .50
JUL-3'75 WDEED A* 4.00 * 83.80

, Notary Public.

Commission expires