| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Henry B. King (NAME) | Same as new owner (NAME) | 14W-4905 |
| 2115 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 93-16-388 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of ----------$3,400.00---------- THREE THOUSAND FOUR HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by the Grantee herein, the receipt of which is hereby acknowledged and other good and valuable considerations, we

KEMP EZELL SCRUGGS AND WIFE, ANNIE MAI SCRUGGS

have bargained and sold, and by these presents do transfer and convey unto the said HENRY B. KING

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being the southerly 15 feet of Lot No. 7 and the northerly 22 feet of Lot No. 8 of Block "G" on the Map of Hermitage Addition, as of record in Book 57, pages 42 and 43, Register's Office for said County.

Said parts of said lots adjoin and front together 37 feet on the easterly side of Decatur Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Kemp Ezell Scruggs and wife, Annie Mai Scruggs, by deed from Jack J. Cohen, and wife, of record in Book 4208, page 704, Register's Office for said County.

The Grantee herein agrees and assumes the payment of the 1975 property tax.

This conveyance is made subject to two notices filed by the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4759, page 114 and Book 4790, page 539 both in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 15 Decatur Street, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of August, 19 75.

Kemp Ezell Scruggs
KEMP EZELL SCRUGGS

Mrs. Annie Mai Scruggs
ANNIE MAI SCRUGGS

BOOK 4942 PAGE 643

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Kemp Ezell Scruggs and wife, Annie Mai Scruggs

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 15th day of August, 19 75.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 15th day of August, 19 75.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

| Name | Address |
|---|---|
| C. H. Birley, Jr., Attorney | 344 4th Avenue North Nashville, Tennessee 37219 |

AUG 18 75 CONV *3,400.00
AUG 18 75 S'TAX A* 8.84
AUG 18 75 PR'FEE A* .50
AUG 18 75 M'DEED A* 4.00 * 13.34

G-241046-bhc
WARRANTY DEED
FROM KEMP EZELL SCRUGGS, ET UX
TO HENRY B. KING

D 11559

T

REFERENCE

AUG 18 10 41 AM '75

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE 89