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WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy Lynn Scruggs	SAME	41-2-20
(NAME)	(NAME)	
1300 Valley Trail		10D-50005
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, Tenn.-37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

HAMILTON BANK OF NASHVILLE

has bargained and sold, and does hereby transfer and convey unto the said

RANDY LYNN SCRUGGS

his ~~successors~~ *heirs and assigns,*

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

BEING Lot No. 20 on the Plan of Breckenridge Valley of record in Book 4460, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING all the same property conveyed to Hamilton Bank of Nashville, by Trustees Deed from Richard Ashworth, Trustee, of record in Book 4967, page 949, Register's Office for Davidson County, Tennessee.

SUBJECT to the limitations that appear on the Plan of record in Book 4460, page 167, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes, which Grantee assumes and have been prorated this date.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Subscribed and sworn to before me, this the 27th day of January 19 76.

Affiant

My commission expires: 5-29-77
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1300 Valley Trail, Whites Creek, Tennessee-37189
(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

Grantee, his ~~successors~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantee, his

~~Successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* January, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAMILTON BANK OF NASHVILLE

By: Ronald H. Reed, Banking Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* ... Ronald H. Reed, Banking Officer ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Banking Officer ..... *of the* ..Hamilton Bank of Nashville....., *the within named bargainor, a corporation, and that* ....he *as such* Banking Officer ..... *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* ...him....*self as* ..Banking Officer.....

Witness my hand and seal, at office in ..... Nashville, Tennessee ....., *this* ...27th.....*day of* .....January....., *19*..76..

Marbut Gleaton
Notary Public

Commission expires ....5-29-77.....

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MGG:jr

WARRANTY DEED

FROM

HAMILTON BANK OF NASHVILLE

TO

RANDY LYNN SCRUGGS

JAN 27 76	CONV.	85,000.00			
JAN 27 76	S'TAX		B*	221.00	
JAN 27 76	PR'FEE		B*	.50	
JAN 27 76	W'DEED		B*	4.00	* 225.50

D 33683

IDENTIFICATION REFERENCE

JAN 27 11 03 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215