This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 4992 PAGE 703

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Earl E. Scruggs		42-7-74
(NAME:) 215 Diane Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) same (STREET ADDRESS)	PW
Madison Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - $10.00 - - - - - - - - - - -
- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Curtis Lee Ellis and wife, Celia Anne Ellis, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Earl E. Scruggs and wife, Louise Scruggs, the grantees,

their XXXXX *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in the 11th Civil District of Davidson County, Tennessee being Lot No. 29 on the Plan of Haven Acres, Section 2, of record in Book 2331, Page 139, Register's Office for said County.

SAID Lot No. 29 fronts 151 feet on the east side of Diane Drive and runs back between parallel lines 265 feet to a dead line and measures 151 feet thereon,

BEING the same property conveyed to Curtis Lee Ellis and wife, Celia Anne Ellis, by deed from Carson C. Driver and wife, Doris B. Driver, of record in Book 4988, page 121, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $87,000.00

Subscribed and sworn to before me, this the 23rd day of Jan. 19 76

Affiant Louise Scruggs

My commission expires: 11-06-76 (Affix Seal)

Notary Public

This is { unimproved } { improved } property, known as ..... (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 grantees,

their XXXXX *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, and their XXXXX *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 23rd day of January, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Curtis Lee Ellis

Celia Anne Ellis

BOOK 4992 PAGE 704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Curtis Lee Ellis and wife, Celia Anne Ellis

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

Witness my hand and official seal at Madison, Tennessee, *this* 23rd *day of* January, *19*76.

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Hugh Howell
Notary Public

Commission expires 11-06-76

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*.....

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Hugh Howell
Notary Public

Commission expires .....

JAN 29 76 CONV 87,000.00
JAN 29 76 S'TAX B* 226.20
JAN 29 76 PR'FEE B* .50
JAN 29 76 W'DEED B* 4.00 * 230.70

WARRANTY DEED

FROM
Curtis Lee Ellis et ux
Celia Anne Ellis

TO
Earl E. Scruggs et ux

Louise Scruggs

D 34114

IDENTIF. REFERENCE

JAN 29 3 55 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail To:

Earl E. Scruggs
201 Donna Dr.
Madison, Tenn 37115