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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,357.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: June 24, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Scruggs (NAME)	1st Federal Savings & Loan (NAME)	120-32380
3106 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map # 60-2
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37219 (CITY) (STATE) (ZIP)	Parcel #44

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marvin J. Hardy, Jr. and Susan T. Christison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Scruggs et ux Juanita C. Scruggs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 20 on the Plan of Parkwood Estates, Section I, of record in Book 2900, Page 120, Register's Office, Davidson County, Tennessee.

SAID Lot No. 20 fronts 75 feet on the northerly side of Richmond Hill Drive and extends back 121.9 feet on the easterly line and 150 feet on the westerly line to a broken line measuring 99.7 feet thereon.

BEING the same property conveyed to Marvin J. Hardy, Jr. and Susan T. Christison by deed from Shearon L. Williams et ux Josephine S. Williams of record in Book 4948, Page 155, Register's Office for said County.

THIS conveyance is made subject to restrictive covenants of record in Book 3136, Page 52; setback line, easements, and other limitations as shown on Plan of record in Book 2900, Page 120, said Register's Office.

THIS conveyance is subject to a first mortgage payable to First Federal Savings and Loan Association of Nashville, Tennessee.

unimproved ( )
This is improved (X) property, known as 3106 Richmond Hill Drive, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 26th day of January, 1976

Marvin J. Hardy, Jr.

Susan T. Christison

Brenda G. Hardy

Brenda G. Hardy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin J. Hardy, Jr. and wife, Brenda G. Hardy and Susan T. Christison

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 26th day of January 19 76

Commission expires April 8 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

D 34626

WARRANTY DEED

FROM MARVIN J. HARDY, JR. AND SUSAN T. CHRISTISON,

TO JAMES SCRUGGS ET UX JUANITA C. SCRUGGS

IDENTIF. REFERENCE

FEB 3 3 31 PM '76

REGISTER DAVIDSON COUNTY, TENN.

FEB-3	CONV	30,357.46			
FEB-3	S'TAX		B*	79.04	
FEB-3	PR'FEE		B*	.50	
FEB-3	W'DEED		B*	4.00	* 83.54