BOOK 5003 PAGE 131

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

Mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUBY JANE SCRUGGS (NAME)	SAME (NAME)	61-10
P. O. Box 4645 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	123 pm
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

I, GEORGE EDWARD SCRUGGS, hereinafter called the GRANTOR

have this day bargained and sold, and do hereby transfer and convey unto the said all my right, title and interest RUBY JANE SCRUGGS, hereinafter called the GRANTEE, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 on the Plan of Maplewood Heights, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 19 fronts 100 feet on the easterly side of Saunders Avenue, and runs back between parallel lines 300 feet to the west line of the present right-of-way of the L & N Railroad.

Being the same property conveyed to George Edward Scruggs and wife, Ruby Scruggs, by deed from J. F. Eddings and wife, Zelda E. Eddings, of record in Book 3066, page 211, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2,500

Subscribed and sworn to before me, this the 27 day of February 19 76

Affiant George Edward Scruggs

My commission expires: 12-5-79 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) 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 GRANTEE her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE HER (successors), heirs and assigns, against the lawful claims of all persons.

Witness My hand this 25th day of February, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George Edward Scruggs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, *a Notary Public in and for said County and State,* GEORGE EDWARD SCRUGGS,

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

Witness my hand and official seal at Madison, *Tennessee, this* 27th *day of* February, *19* 76

Notary Public

Commission expires 12-5-79

NOTARY PUBLIC DAVIDSON CO.

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* .....

..... *Notary Public*

Commission expires .....

D 39028

IDENTIFICATION REFERENCE

MAR 5 3 10 PM '76

REGISTER
DAVIDSON CO., TENN.

MAR-5 MISC $* 4.00 * 4.00

WARRANTY DEED

FROM

GEORGE EDWARD SCRUGGS

TO

RUBY JANE SCRUGGS

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 87215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS