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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 $_____

$ 19,500.00 Howard A. Scruggs Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF JUNE, 19 76

Carlene Moore Notary Public

MY COMMISSION EXPIRES: 1-29-79

(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
Howard A. Scruggs, Sr.	Mortgage Associates, Inc.	15D56550
(NAME)	(NAME)	
1703 Marsden Avenue	1835 Savoy Drive, N.E.	MAP 72-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Atlanta, Ga 30341	PARCEL 75
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Michael E. Rouse et ux Juanita Louise Rouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard A. Scruggs, Sr. et ux Elizabeth 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:

BEING the easterly 38.5 feet of Lot No. 144 and the westerly 23 feet of Lot No. 145 on the Plan of the Riverside Drive Subdivision, as of record in Book 974, Page 61, Register's Office, Davidson County, Tennessee.

SAID parts of Lots Nos. 144 and 145 front together 61.5 feet on the northerly margin of Marsden Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Michael E. Rouse et ux Juanita Louise Rouse by deed from Fred A. Creech et ux Edna W. Creech, as of record in Book 4223, Page 281, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1703 Marsden Avenue Nashville, Tennessee 37216
(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 23TH day of JUNE, 19 76

Michael E. Rouse Michael E. Rouse

Juanita Louise Rouse Juanita Louise Rouse

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Rouse et ux Juanita Louise Rouse

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 23TH day of JUNE, 1976.

Commission expires 1-29-79

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

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WARRANTY DEED

FROM
Michael E. Rouse

TO
Howard A. Scruggs, Sr.

Map 92 Par 1
IDENTIF. REFERENCE

JUN 25 9 24 AM '76
REGISTER
DAVIDSON COUNTY, TENN.

JUN25'76	CONV	19,500.00			
JUN25'76	S'TAX		B*	50.70	
JUN25'76	PR'FEE		B*	.50	
JUN25'76	W'DEED		B*	4.00	* 55.20