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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 $45000.00

Roger T. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1977.

Brenda G. Malone
Notary Public

MY COMMISSION EXPIRES: 11-2-80

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS DATE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER T. GRAY (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
705 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	42-7
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	43 pw

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, Gary Scruggs and wife, Mary Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger T. Gray and wife, Mary A. Gray

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:

Land in Davidson County, Tennessee, part of Lot No. 39 on the Plan of Morning View Subdivision, Section 2, as of record in Book 2133, page 99, Register's Office for said County, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977, as follows:

Beginning at a point on the westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40; thence running with the line between said lots westwardly 210.8 feet to a point; thence northwardly 2.5 feet; thence westwardly 178.06 feet a point; thence southwardly 118.31 feet to a point; thence eastwardly 416.63 feet to a point in the westerly side of Graycroft Avenue; thence running with the margin of said avenue, 115.0 feet to the point of beginning.

Being the same property conveyed to Gary E. Scruggs and wife, Mary Scruggs by deed from Sam Tinnin and wife, Glenda M. Tinnin, of record in Book 4737, page 335, Register's Office for Davidson County, Tennessee.

It is agreed and understood that Gary E. Scruggs and Gary Scruggs are one and the same person.

This is unimproved ( ) improved (X) property, known as 705 Graycroft Avenue (House Number) (Street) Madison (P. O. Address) (City or Town) 37115 (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 7th day of February, 1977

Gary Scruggs

Mary Scruggs

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Brenda D. Gilmore, a Notary Public in and for said County and State, the within named Gary Scruggs and wife, Mary Scruggs

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 7th day of February, 1977.

Commission expires 11-26-80

Brenda D. Gilmore
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

560321-9

WARRANTY DEED

FROM

Gary Scruggs and wife,

Mary Scruggs

TO

Roger T. Gray and wife,

Mary A. Gray

FEB-87 CONV
FEB-87 S'TAX
FEB-87 PR'FEE
FEB-87 W'DEED

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

45,000.00

D 88576

IDENTIF. REFERENCE

FEB 8 2 41 PM '77

FELIX E. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

B* 117.00
B* .50
B* 4.00 * 121.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.