BOOK 5152 PAGE 925

This instrument prepared by: F. E. Kent,
Nixon-Kent Agency,
2535 Franklin Road,
Nashville, Tenn. 37204

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Sullivan, Sr. etux	Commerce Union Bank	27W-23000
(NAME)	(NAME)	
944 West Greenwood Avenue,	P. O. Box 2546	Map 83-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Nashville, Tennessee 37219	Par 51
(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, and other good and valuable considerations accepted as cash, receipt which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by instruments of record in Book 4280, page 871, AND Book 4992, page 3, Register's Office for Davidson County, Tennessee. The grantee(s) further hereby assume the obligations of James Scruggs and wife, Juanita Scruggs, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness applicable above mentioned.

WE, JAMES SCRUGGS and wife, JUANITA SCRUGGS,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES C. SULLIVAN, SR. and wife, HARRIETTE J. SULLIVAN

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

Being Lot No. 4 and the westerly 43.75 feet of Lot No. 3 on the Map of Jones and Bradford's Resubdivision as of record in Book 332, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 3 front together 100 feet on the southerly side of Greenwood Avenue and runs back between parallel lines with the easterly margin on an alley 154.5 feet to an alley in the rear, on which is measured 100 feet thereon.

Being the same property conveyed to James Scruggs and wife, Juanita Scruggs, by deed from Violet Rawls, as of record in Book 4280, page 869, Register's Office for said County.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said Grantee(s). Insurance on said property is transferred to said purchaser(s).

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,733.32

Subscribed and sworn to before me, this the 28th day of May 1977

Affiant James C. Sullivan Jr.

My commission expires: My Commission Expires Nov. 13, 1979 (Affix Seal) Notary Public Ina W. Kent

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 944 West Greenwood Avenue, Nashville, Tennessee 37206
(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

James C. Sullivan, Sr., and wife, Harriette J. Sullivan their *(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,* except as shown above, and for the 1977 taxes which are assumed by the Grantee(s).

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James C. Sullivan, Sr., and wife, Harriette J. Sullivan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* twelfth *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Juanita Scruggs
Juanita Scruggs

James Scruggs
James Scruggs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Scruggs and wife, Juanita Scruggs

*the within named 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, *in Tennessee, this* 12th *day of* May, *19* 77.

Leslie B. Robichaux, *Notary Public*

Commission expires May 28, 1980

LESLIE B. ROBICHAUX NOTARY PUBLIC DAVIDSON CO. TENN.

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 _____

CO 10,733.5	MO
WD 4.00	MS
TD	ST 27.82
CC	ST
MR	PF .50
UCC	TOTAL 32.32

Mail to: Nixon-Kent Agency, 2535 Franklin Road, Nashville, Tennessee 37204

E 0 6 3 1 9

IDENTIF. REFERENCE

MAY 31 2 29 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES SCRUGGS, ETUX

TO
JAMES C. SULLIVAN, SR., ETUX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE