BOOK 5154 PAGE 965

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur L. Eaton	SAME	
(NAME)	(NAME)	92-6
1814 Graham Street	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	55 Pt
Savannah, TN 38372	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($4,000.00)

Four Thousand and No/100 ---------- Dollars,

cash in hand paid by Arthur L. Eaton, receipt of which is hereby acknowledged, I,

James Scruggs, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur L. Eaton

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the map of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, as of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of 27th Avenue North or Lena Street, and runs back between parallel lines, 184 feet to an alley.

Being the same property conveyed to James Scruggs, by deed from Arthur Eaton, an unmarried man, as of record in Book 4762, page 855 said Register's Office.

This instrument was prepared by Coyness L. Ennix, Attorney
330 Charlotte Avenue, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 1977

Notary Public

My commission expires 12/2/81 (Affix Seal)

This is improved ( ) unimproved ( ) property, known as 715 - 27th Avenue North (House Number) (Street) Nashville, Tennessee 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 Arthur L. Eaton

his (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 Arthur L. Eaton

his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of June, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Scruggs

9124 30

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda Bourke, a Notary Public in and for said County and State, James Scruggs, an unmarried man,

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 Nashville, Tennessee, this 3rd day of June, 1977.

Linda Bourke Notary Public

My Commission expires February 2, 1981

NOTARY PUBLIC DAVIDSON COUNTY 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.....

JUN-77	CONV	*4,000.00			
JUN-77	S'TAX		B*	10.40	
JUN-77	PR'FEE		B*	.50	
JUN-77	W'DEED		B*	4.00	* 14.90

WARRANTY DEED

FROM

James Scruggs

TO

Arthur T. Benton

E 07203

IDENTIF. REFERENCE

JUN 3 2 41 PM '77

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238