(This instrument prepared by the Metro Legal Department)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5240 PAGE 419	MAP-PARCEL NUMBERS:
Metropolitan Government (NAME)	Same (NAME)	Map 42-16
Metro Courthouse-Public Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 174 & 175
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $67,500.00 (Sixty-seven thousand five hundred dollars) DOLLARS

JAN-5[78] MISC 8* 4.00 * 4.00

We, E. E. Scruggs and wife, Louise Scruggs

have bargained and sold, and by these presents do transfer and convey unto the said Metropolitan Government of Nashville and Davidson County, Tennessee

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 17 and 18 on the Map of Douglas-Levine Subdivision of record in Book 547, Page 44, said Register's Office.

BEGINNING on the northerly side of Madison Station Road at a point 60 feet east of the easterly margin of Douglas Street or Avenue; thence northwardly with the easterly line of property conveyed to R. O. Huffine's of record in Book 785, Page 328, a distance of 171 feet, more or less, to a point 100 feet south of the northerly line of Lot No. 18; thence eastwardly to dividing line between Lots Nos. 16 and 17, a distance of 120 feet; thence with the line between lots 16 and 17, southwardly 175.17 feet to the north margin of Madison Station Road; thence with the same, westerly 120.9 feet to the beginning.

Being the same property conveyed to E. E. Scruggs and wife, Louise Scruggs by deed from Carson C. Drive, Jr., and wife, as of record in Book 4325, Page 110, said Register's Office.

This conveyance is made under threat of condemnation per Metropolitan Council Bill No. 77-639.

unimproved ( )
This is improved ( ) property, known as 224 Madison Street (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 3rd day of January, 19 78.

E. E. Scruggs

Louise Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5240 PAGE 420

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named E. E. Scruggs & Louise 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 3rd day of January, 19 78.

My commission expires 6-23-81 Notary Public

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ _____ This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM E. E. Scruggs and wife, Louise Scruggs

TO Metropolitan Government of Nashville and Davidson County, Tennessee

E 44796

IDENTIF. REFERENCE

JAN 5 10 34 AM '78

FELIX Z. [illegible] REGISTER DAVIDSON CO.

G-249973

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219