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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 $ 11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January 1978

Notary Public

MY COMMISSION EXPIRES: 3-23-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephen L. Edwards, Attorney, 806 Nashville Bank & Trust Bldg., Nashville, Tn. 37201
NAME ADDRESS

Mail →

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE B. SCRUGGS (NAME)	Same (NAME)	34-2
207 Cude Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40 and 42
Madison, Tn. 37115 (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, LARRY NEWELL, C. E. EVANS and A. C. SPAIN, a partnership doing business as L.E.A. Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE B. 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:

Land in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, being Lots 5 and 7 on the Map of S. S. Koellein's Unrecorded Plan of Lots, described according to a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated Aug., 1955, as follows:

LOT NO. 5: BEGINNING at a point in the northeasterly margin of Cude Lane at the corner of Lots 4 and 5; thence with the line between said lots, North 44° 21' East 210 feet to the line of Shepherd Hills Section I; thence with the line of said Subdivision, South 46° 01' East 100.1 feet to a corner of Lot No. 6; thence withthe line between Lots Nos. 5 and 6, South 44° 21' West 120.6 feet to the northeasterly margin of Cude Lane; thence with the margin of the same, North 45° 39' West 100 feet to the beginning.

LOT NO. 7: BEGINNING at a point in the northeasterly margin of Cude Lane, at the corner of Lots 6 and 7; thence with the line between said lots, North 44° 21' East 211.6 feet to the line of Lot No. 7 of Shepherd Hills, Sec. I; thence along the line of Lots Nos. 7 and 8 of said Shepherd Hills, South 46° 01' East 100.1 feet to a point, a corner of Lots Nos. 7 and 8 of said Koellein Plan; thence with the line between said lots South 44° 21' West 212.3 feet to the margin of Cude Lane; thence with the margin of the same, North 45° 39' West 100 feet to the point of beginning.

BEING THE SAME PROPERTY conveyed to Larry Newell, C. E. Evans and A. C. Spain, a partnership, doing business as L.E.A. Company, by deed from Banks Draper, Trustee, of record in Book 5165, page 268, Register's Office for said County, and re-recorded immediately prior to this instrument.

This is unimproved (X) improved ( ) property, known as _____ (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 hands this 27th day of January, 1978

C. Evans Larry Newell A. C. Spain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Kay Winfree, a Notary Public in and for said County and State, the within named C. E. Evans & A. C. Spain, And Larry Newell

the bargainors, 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 28th day of January 19 78

Commission expires 6-1-80

Kay Winfree
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

WARRANTY DEED

FROM

LARRY NEWELL, C. E. EVANS AND A. C. SPAIN, a partnership, doing business as L.E.A. Company

TO

JOE B. SCRUGGS

48011

IDENTIF. REFERENCE

JAN 30 11 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PAID

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 30 78	CONV	11,000.00			
JAN 30 78	S'TAX		B*	28.60	
JAN 30 78	PR'FEE		B*	.50	
JAN 30 78	W'DEED		B*	4.00	* 33.10