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FORM NO. WD-1

THIS INSTRUMENT
WILLIAM D. CASTLEMAN
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,071.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1978

Notary Public

MY COMMISSION EXPIRES: 9-27-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. LEMMONDS etux Ruth M (NAME)	ENGEL MORTGAGE COMPANY (NAME)	104-10
126 Chiroc Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par 156
Hendersonville, TN 37075 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	26W07745

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, JOHNNIE M. SCOGGINS and wife, SHIRLEY N. SCOGGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. L. LEMMONDS and wife, RUTH M. LEMMONDS

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, being Lot No. 159 of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and being described by survey of John Kohl dated October 18, 1976, as follows:

SAID Lot No. 159 fronts 70 feet on the northerly side of Overlook Drive (formerly Hillside Drive) and extends back 180 feet on the westerly side line and 180 feet on the easterly side line to the rear line which measures 70 feet thereon.

BEING the same property conveyed to Johnnie M. Scoggins and wife, Shirley N. Scoggins by deed from Wayne H. Carden of record in Book 5082, page 972, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5082, page 974, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3202 Overlook Drive, Nashville, Tennessee 37212
(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 hand s this 14th day of February, 1978

Johnnie M. Scoggins x Shirley N. Scoggins

JOHNNIE M. SCOGGINS SHIRLEY N. SCOGGINS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie M. Scoggins and wife, Shirley N. Scoggins

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 14th day of February, 1978

Commission expires 9-27-81

Janie A. Byrd
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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) acknowledged (themselves) (himself) 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 JOHNNIE M. SCOGGINS ETUX
SHIRLEY N. SCOGGINS

TO M. L. LEMMONDS ET UX
RUTH M. LEMMONDS

E 5.0.6 8.5

IDENTIF. REFERENCE

FEB 15 10 50 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY WILLIAM D. CASTELLANO 857 ... NASHVILLE, ...

FILE BOX 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 15 78	CONV	29,071.40				
FEB 15 78	S'TAX		B*	75.66		
FEB 15 78	PR'FEE		B*	.50		
FEB 15 78	W'DEED		B*	4.00	*	80.16