This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5318 PAGE 234

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES T. LEVERING, ET UX	SAME	41-2
(NAME) 101 Valley Trail	(NAME)	Par 20 Lo
(STREET ADDRESS OR ROUTE NUMBER) White's Creek, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

RANDY LYNN SCRUGGS AND WIFE, SANDRA SCRUGGS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES T. LEVERING AND WIFE, N. JEAN LEVERING, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 20 on the Plan of Breckenridge Valley of record in Book 4460, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Randy Lynn Scruggs by deed from Hamilton Bank of Nashville of record in Book 4991, page 813, Register's Office for Davidson County, Tennessee.

Sandra Scruggs joins in this conveyance for the purpose of conveying any right, title or interest in and to said property, which she may have, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 28th day of July 1978

Affiant

My commission expires: 7-25-81 (Affix Seal)

Notary Public

This is improved (unimproved) KX property, known as Valley Trail, White's Creek, Tennessee
(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 Grantees, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of July, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Randy Lynn Scruggs

X Sandra S. Scruggs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY LYNN SCRUGGS AND WIFE, SANDRA 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, Tennessee this 28 day of July, 19 78.

Commission expires 7-25-81

Notary Public

CAROLYN HALLING NOTARY PUBLIC DAVIDSON COUNTY

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.....

JUL 31 78	CONV	90,000.00			
JUL 31 78	CONV	35,000.00			
JUL 31 78	S'TAX		B*	325.00	
JUL 31 78	PR'FEE		B*	.50	
JUL 31 78	W'DEED		B*	4.00	* 329.50

WARRANTY DEED

FROM
RANDY LYNN SCRUGGS, ET UX

TO
CHARLES T. LEVERING, ET UX

E79848

IDENTIF. REFERENCE

JUL 31 2 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115