78-8-55

FORM NO. WD-1

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IDENTIF. REFERENCE

SEP 15 11 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5338 PAGE 283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 1978

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY K. HUNT, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	11D-50620
925 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map: 43-15
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par: 15

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~~, I, VERSIE L. SCRUGGS, A Widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY K. HUNT and wife, BARBARA HUNT 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:

BEING Lot No. 28 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of Anderson Estates as of record in Book 1424, Page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point being the common corner of lots 28 and 26; thence with the line between said lots northwardly 182 feet to a point; thence eastwardly 139.7 feet to the westerly margin of Archwood Drive; thence with the westerly margin of said Drive, southwardly 162.08 feet to the beginning of a curve; thence around said curve which has a radius of 20 feet, southwardly 31.33 feet to the northerly margin of Old Hickory Boulevard; thence with the northerly margin of said Boulevard, westwardly 119.78 feet to the point of beginning.

BEING the same property conveyed to Willie W. Scruggs and wife, Versie L. Scruggs by deed from N. W. Myatt of record in Book 1815, Page 90, said Register's Office, the said Willie W. Scruggs having since died.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as 925 Old Hickory Boulevard (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 my hand this 25th day of AUGUST, 19 78

Versie L Scruggs
VERSIE L. SCRUGGS

BOOK 5338 PAGE 284

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VERSIE L. SCRUGGS, A Widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of AUGUST 19 78

Commission expires 4/18/82

Notary Public

LOVELL E. THERLY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 VERSIE L. SCRUGGS

TO JEFFREY K. HUNT et ux
BARBARA HUNT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4

SEP 15 78	CONV	27,800.00			
SEP 15 78	S'TAX		B*	72.28	
SEP 15 78	PR'FEE		B*	.50	
SEP 15 78	W'DEED		B*	4.00	* 76.78