BOOK 5353 PAGE 748

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

44,900.00 Edward C. Scruggs IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER 19 78

Notary Public

MY COMMISSION EXPIRES: August 15, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Scruggs, IV	Fidelity Federal Savings & Loan Association	083
(NAME) 5525-5527 Kendall Drive	(NAME) 236 4th Avenue North	6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) Nashville, Tennessee 37219	139
(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, William C. Earls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward C. Scruggs, IV and wife Pamela S. 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 Davidson County, Tennessee, being Lot No. 55 on the Plan of Brookside Court Subdivision, as of record in Book 1424, page 145, said Register's Office.

Said Lot No. 55 fronts 80 feet on the southerly side of Kendall Drive and runs back 139.5 feet on the easterly line and 170.2 feet on the westerly line to a line in the rear which measures 85.60 feet.

Being the same property conveyed to William C. Earls, unmarried, by deed from Nelson C. Andrews and wife, Sue Andrews, of record in Book 5184, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and rights of way of record.

This property is unencumbered except for:

1. 1978 taxes to be prorated add assumed by Grantees.

2. The Agreeent by Grantees to assume the present indebtedness, on a Promissory Note in the original amount of $30,850.00, which is secured by a Deed of Trust of record in Book 5184, page 638, said Register's Office dated August 15, 1977.

OVER

This is ( ) unimproved (X) improved property, known as 5525-5527 Kendall Drive (House Number) (Street) Nashville, Tennessee 37209 (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 my hand this 6TH day of OCTOBER, 19 78

William C. Earls William C. Earls

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Earls

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6TH day of OCTOBER 19 78

Commission expires August 15, 1979

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 William C. Earls

TO Edward C. Scruggs, IV

E 95633

IDENTIF. REFERENCE

OCT 23 8 55 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT 23 78	CONV	44,900.00			
OCT 23 78	S'TAX		B*	116.74	
OCT 23 78	PR'FEE		B*	.50	
OCT 23 78	W'DEED		B*	4.00	* 121.24

Peter Burgh II

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

3. The Plan of record in Book 1424, page 145, said Register's Office shows an Owner's Certificate, a 30-foot minimum building setback line from Kendall Drive, and a 10 foot easement for public utility and drainage purposes along the rear line containing an 8" sewer line running across the rear portion of the lot and along the easterly margin of said lot, including a manhole near the southeast corner of the lot.