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BOOK 5490 PAGE 290

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Tom G. Coleman, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1979.

Notary Public

MY COMMISSION EXPIRES: 8-3-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY LYNN SCRUGGS (NAME)	NEW OWNER (NAME)	Map 118-11
P. O. Box 66 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 39
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH-3810

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, SARAH W. MASSIE AND HUSBAND, RALPH W. MASSIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY LYNN 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. 6 of Block "C" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 6 fronts 65 feet on the easterly side of Azalea Place and runs back 131 feet on the northerly line and 135.7 feet on the southerly line to a dead line on which it measures 95 feet.

Being the same property conveyed to Sarah W. Massie by deed from Finis R. Sharp, Jr., and wife, Mary T. Sharp, of record in Book 5244, Page 746, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 1165, Page 627, said Register's Office, and to the Plan of record in Book 1130, Page 36, said Register's Office. This instrument is also made subject to all applicable local government planning, building and zoning regulations.

The husband of Sarah W. Massie joins in this conveyance for the purpose of conveying any marital rights or interest he may have in said property.

This is unimproved (X) improved ( ) property, known as 2828 Azalea Place, Nashville, Tennessee 37204
(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 hand this 28th day of August, 19 79

Sarah W. Massie

Ralph W. Massie

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 SARAH W. MASSIE AND HUSBAND, RALPH W. MASSIE

the 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 28th day of August 1979.

Commission expires 8-3-80

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

SARAH W. MASSIE, ET VIR

TO

RANDY LYNN SCRUGGS

F 49023

IDENTIF. REFERENCE

AUG 29 11 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33000.00- CO	
			85.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.30-
7858A08/29/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49023

IDENTIF. REFERENCE

AUG 29 11 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708257