ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger D. Scruggs, et ux (NAME)	SAME (NAME)	91
4211 Elkins Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16-209
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby ~~XXXXXXX~~ acknowledged, and the assumption of an installment deed note from Clarence Braxton Barnes to John M. Putnam in the principal amount of $18,000.00, as is recorded in Book 5502, Page 902, which the said Roger D. Scruggs and wife, Brenda Scruggs, by their signatures affixed hereto, assume and agree to pay, holding the said Clarence Braxton Barnes harmless therefore, I, Clarence Braxton Barnes, The Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Roger D. Scruggs and wife, Brenda J. Scruggs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 112 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said Davidson County.

Said Lot No. 112 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines with the easterly margin of 43rd Ave, North, formerly 2nd Street, 150 feet to an alley.

Being the same property conveyed to Clarence Braxton Barnes by Installment Deed from John M. Putnam of record in Book 5502, Page 902, Register's Office for said Davidson County.

I Betty L. Barnes, wife of Clarence Braxton Barnes, do hereby transfer and convey, by joining in this conveyance, of the property named herein, for the express purpose of conveying any marital rights that I might have acquired in this property at any time, as a result of my marriage to Clarence Braxton Barnes.

~~XXXXXXX~~ This is improved & property, known as 4211 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8 day of August, 1980.

Betty L. Barnes

Clarence Braxton Barnes

BOOK 5644 PAGE 567

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, Genie S Sanders, a Notary Public in and for said County and State, the within named Warner Braxton Barnes and Wife Betty L Barnes

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 Lewisburg, this 8 day of August, 1980.

My commission expires Oct. 19, 1982 Notary Public Genie S Sanders

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $ $23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry J. DeWane, Atty.

Sworn to and subscribed before me this 29th day of August, 1980.

My commission expires _____ Notary Public E. Breskeen Apley

This instrument was prepared by:

Larry J. DeWane, Atty. Suite 411 1123 Church St. Nashville, TN 37203

Name Address

RUSH

WARRANTY DEED

FROM Clarence Braxton Barnes, et ux

TO Roger D. Scruggs, and wife Brenda J. Scruggs

G 0.5.2.4.1.

IDENTIF. REFERENCE

AUG 29 2 21 PM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5644 PAGE 568

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23000.00- CO	
			59.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.30-
			9133A08/29/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 5 2 4 1

IDENTIF. REFERENCE

AUG 29 2 21 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 777101