This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5714 PAGE 369

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Dale Scruggs and wife, Brenda G. Scruggs	Same	91-16-208
(NAME)	(NAME)	
4209 Elkins Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Roger Dale Scruggs and wife, Brenda G. Scruggs and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas Ray DeFord, Edward Donald DeFord, H. E. House, Jr. and Mrs. William M. Aboud

have this day bargained and sold, and do hereby transfer and convey unto the said Roger Dale Scruggs and wife, Brenda G. Scruggs *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 110 of Block No. 3 on the plan of the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the southerly side of Elkins (formerly Second Avenue) and runs back in a southerly direction between parallel lines, 180ffeet to an alley.

Being the same property conveyed to E. D. DeFord and wife, Pearl Miller DeFord by deed from Annie L. Stafford and husband, J. E. Stafford, of record in Book 1085, page 350, Register's Office for said County, the said E. D. DeFord and wife, Pearl Miller DeFord having since died, he having pre-deceased her, and she being survived by the following named heirs-at-law: Thomas Ray DeFord, Edward Donald DeFord, H. E. House, Jr. and Mrs. William M. Aboud.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 29th day of Feb 1981

Affiant

My commission expires ~~commission expires~~ (Affix Seal)

Notary Public ~~Notary Public~~ Dep. Reg.

unimproved ( )
This is improved (X) property, known as 4209 Elkins Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

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 30th *day of* January *19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Ray DeFord

Edward Donald DeFord

H. E. House, Jr.

Mrs. M. Aboud

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5714 PAGE 370

Personally appeared before me, John B. Duncan *, a Notary Public in and for said County and State,* Thomas Ray DeFord and Edward Donald DeFord

*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* 30th *day of* January, 1981.

John B. Duncan *Notary Public*

NOTARY PUBLIC

Commission expires 1-1583

STATE OF ARIZONA
COUNTY OF

Personally appeared before me, Helen M Peck, a Notary Public in and for said County and State, Mrs. William M. Aboud

the within named 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 Phoenix, Arizona this 5th day of February, 1981.

Helen M Peck Notary Public

Commission expires My Commission Expires Apr 8, 1981

STATE OF ARIZONA
COUNTY OF

Personally appeared before me, Janis L. Ragsdale, a Notary Public in and for said County and State, H. E. House, Jr.

the within named 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 Phoenix, Arizona this 11th day of February, 1981.

Janis L. Ragsdale Notary Public

Commission expires 8/9/84

WARRANTY DEED

FROM
Thomas Ray DeFord, Edward Donald DeFord, H. E. House, Jr. and Mrs. William M. Aboud

TO
Roger Dale Scruggs and wife, Brenda G. Scruggs

G 30761

IDENTIF. REFERENCE

FEB 25 3 31 PM '81

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

02/25 79.30 CHECK

1683

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5714 ~~PAGE~~ 371

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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
1683	02/25/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 0 7 6 [illegible]

IDENTIF. REFERENCE

FEB 25 3 31 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808510