951 03/16 87.62- CHECK

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,250.00

Ronald D. Scoggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 1981.

Frances J. Haworth
Notary Public

MY COMMISSION EXPIRES: 1-15-83

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. SCOGGINS, et ux (NAME)	COMMERCE UNION BANK (NAME)	53-16
134 Ray Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	25
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	LW 06670

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, MATTHEW A. PIONKE and wife, CONSTANCE L. PIONKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. SCOGGINS and wife, RITA M. SCOGGINS

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 part of Lot No. 12 on the unrecorded Plan of Hays Subdivision, described according to a survey made by Harvey Gee, Surveyor, May 4, 1948, and a part of a 10 x 350 foot tract of land lying between said Lot No. 12 and Ray Avenue, described together according to a survey made by John Kohl, dated July 15, 1976, as follows:

Beginning at a point in the southerly margin of Ray Avenue, said point being 220 feet westerly from the westerly margin of South Pitts Avenue; thence southerly 70 feet to a point in the southerly line of said Lot No. 12; thence westerly at right angles and with the southerly line of said Lot No. 12, 130 feet to a point, the southwest corner of said Lot No. 12; thence northerly at right angles 70 feet to a point in the southerly margin of said Ray Avenue; thence easterly at right angles and with the margin of the same 130 feet to the point of beginning.

Being the same property conveyed to Matthew A. Pionke and wife, Constance L. Pionke by deed from Nelson Ray Hollandsworth and wife, Teresa Lynne Hollandsworth, of record in Book 5051, page 835, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 134 Ray Avenue, Old Hickory, Tennessee 37138 (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 our hands this 10th day of March, 1981

Matthew A. Pionke
MATTHEW A. PIONKE

Constance L. Pionke
CONSTANCE L. PIONKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Pionke and Constance L. Pionke

the bargainors, 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 Goodlettsville, Tennessee, this 10th day of March, 1981

Jan T. Dunn, Notary Public.

Commission Expires October 17, 1982

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

WARRANTY DEED

FROM
MATTHEW A. PIONKE, et ux

TO
RONALD D. SCOGGINS, et ux

G 33220

IDENTIF. REFERENCE

MAR 16 9 04 AM '81
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5721 PAGE 414

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
			31250.00-	CO
			81.12	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	87.62-
4951	A	03/16/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

633220

IDENTIF. T REFERENCE

MAR 16 9 04 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811657