WARRANTY DEED

BOOK 5922 PAGE 201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Scruggs	SAME	92-6
(NAME)	(NAME)	Par 524 Jr
2516 Batavia Street	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208	SAME	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($5,000.00)

Five Thousand and No/100 ---------- *Dollars,*

cash in hand paid by James Scruggs, receipt of which is hereby acknowledged, I,

Arthur L. Eaton, an unmarried man,

have this day bargained and sold, and do hereby transfer and convey unto the said James Scruggs

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of A. Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition, of record in Book 57, page 147, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the westerly side of 27th Avenue, North and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to Arthur L. Eaton, an unmarried man, by deed from Isaiah L. Moore and wife, Thomas Ella Moore, as of record in Book 1432, page 406 said Register's Office.

This instrument was prepared by Coyness L. Ennix, Attorney
330 Charlotte Avenue, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 2nd day of June, 19 77

Affiant: Arthur L Eaton

My commission expires: 2/2/81 (Affix Seal)

Notary Public: Linda Bourke

This is improved ( ) unimproved ( ) property, known as 709 Lena Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Scruggs his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Scruggs his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 2nd *day of* June, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Arthur L Eaton

BOOK 5922 PAGE 202

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda Bourke, a Notary Public in and for said County and State, Arthur L. Eaton, an unmarried man,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 21st day of June, 19 77.

Linda Bourke Notary Public

Commission expires February 2, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission expires

500 10/10 19.50- CASH

H 0 3 4 5 5

IDENTIF. REFERENCE

FEE

Aug 10 1 29 PM '82

FELIX Z. WIESOFF II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Arthur L. Eaton
TO
James Scruggs

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR BOOK 5922 PAGE 203

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
			5000.00- CO	
			13.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	19.50-
			2560A08/10/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O 3 4 5 5

IDENTIF. T REFERENCE

AUG 10 1 29 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895949