OFFICIAL RECEIPT
FELIX Z. WILSON, II

This instrument prepared by:
Ralph Z. Levy, Jr.
Thirteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5958 PAGE 214

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Nos.
Randy Lynn Scruggs, et ux. P. O. Box 66 Madison, Tennessee 37115	Randy Lynn Scruggs,et ux. P. O. Box 66 Madison, Tennessee 37115	Map 118-11 Par. 38 BH 03815

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, James A. Cooper and wife, Helen W. Cooper, have bargained and sold, and do hereby transfer and convey unto the said Randy Lynn Scruggs, and wife, Sandra Diane Scruggs, (the Grantees herein), their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, of Block "C," on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 74 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to James A. Cooper and wife, Helen W. Cooper, by deed from Orville M. Brian and wife, Grace P. Brian, of record in Book 4674, page 338, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this 1st day of November, 1982.

My commission expires:
Oct. 21, 1984

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

James A. Cooper
Affiant

Barbara Curran
Notary Public

This is improved property known as 2826 Azalea Place, Nashville, Tennessee 37204.

KUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 1 3 19 PM '82

IDENTIF. REFERENCE

H 1 5 1 8 9

Barksdale, Whalley, Gilbert,
Frank & Milom
Attorneys at Law
Nashville, Tennessee

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 except for 1982 real property taxes which have been prorated and assumed by Grantees, and restrictive covenants and easements of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this, the 30th day of October, 1982.

James A. Cooper

James A. Cooper

Helen W. Cooper

Helen W. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Curran, a Notary Public in and for said County and State, the within named James A. Cooper, the 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 Nashville, Tennessee this 30th day of October, 1982.

Barbara Curran
Notary Public

My commission expires:
Oct. 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Curran, a Notary Public in and for said County and State, the within named Helen W. Cooper, the 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 Nashville, Tennessee this 30th day of October, 1982.

Barbara Curran
Notary Public

My commission expires:
Oct. 21, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5958 PAGE 216

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
7247A	11/01/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 5 1 8.9

IDENTIF. REFERENCE

NOV 1 3 19 PM 82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907807