This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

BOOK 5985 PAGE 816

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY EVANS SCRUGGS	Metropolitan Federal	Map 52-16
(NAME)	(NAME)	
1309 Neely's Bend	Fourth Avenue North	Parcel 113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Nashville, TN 37219	11 D 91394
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -------TEN AND 00/100---------- ($10.00) *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5506, page 401, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless from same,

HUGH HOWELL AND GWYNN D. HOWELL, CO-TRUSTEES, with full power to sell, transfer, encumber and convey, without joinder of beneficiary, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MARY EVANS SCRUGGS, hereinafter referred to as Grantee, her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Neely's Bend Subdivision, Section 1, as of record in Book 5210, page 82, Register's Office for said County, described as follows: Said Lot No. 1, which is a corner lot, fronts 170.40 feet on the westerly margin of East Cedar Lane, and extends 37.44 feet around a curve in a northwesterly direction to front 132.19 feet on the northeasterly margin of Neely's Bend Circle, and extends back 205.01 feet on its northwesterly line and 155.00 feet on its northeasterly line to a point of intersection.

Being the same property conveyed to Hugh Howell and Gwynn D. Howell, Co-Trustees, by deed from Floyd A. Holliman and wife, Beverly Holliman, of record in Book 5543, page 882, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,890.39

Subscribed and sworn to before me, this the 28th day of December 19 82

Affiant

My commission expires: 4-21-85 (Affix Seal)

Notary Public

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Grantee, her ..... *(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* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* December *19* 82 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Hugh Howell Co-Trustee

Gwynn D. Howell Co-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH HOWELL AND GWYNN D. HOWELL, CO-TRUSTEES; ~~MARY EVANS SCRUGGS~~, the within named bargainor . S . . . , with whom I am personally acquainted, and who acknowledged that ...they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 29 day of December, 19 82.

Carolyn F. Waddey Notary Public

Commission expires 4/21/85

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 .....

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY EVANS SCRUGGS, 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 office in Madison, Tennessee, on this the 29th day of December, 1982.

Hugh Howell
NOTARY PUBLIC

My Commission Expires:

4-2-85

WARRANTY DEED

FROM

HUGH HOWELL AND GWYNN D. HOWELL
CO-TRUSTEES TO
MARY EVANS SCRUGGS

H 2 3 7 7 5

MAIL ENV.

IDENTIF. REFERENCE

DEC 30 2 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____ BOOK 5985 PAGE 818

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
			48650.39- CO	
			127.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 133.64-	
8361A	12/30/62		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 7.7 5.

IDENTIF. REFERENCE

DEC 30 2 53 PM '62

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918538