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

WARRANTY DEED

BOOK 6101 PAGE 184

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell L. Scruggs et ux	First Tennessee Bank N. A. Memphis	Map 147-5
(NAME)	(NAME)	
306 Wauford Drive	P. O. Box 474	Parcel 79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Memphis, Tennessee 38101	
(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 Russell L. Scruggs and wife, Karen Scruggs and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James Ward Poag and wife, Sue H. Poag

have this day bargained and sold, and do hereby transfer and convey unto the said Russell L. Scruggs and wife, Karen 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. 127 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, page 58, as amended by a Certificate of Correction of record in Book 3280, page 503, both Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 80 feet on the northerly margin of Wauford Drive and extends back between lines measuring 213.3 feet on the westerly line and 214.3 feet on the easterly line to a line in the rear on which it measures 80.25 feet.

Being the same property conveyed to Mary D. Poag, by deed from Charles Lee Burt and wife, Myrtle A. Johnson Burt, of record in Book 3916, page 631, Register's Office for Davidson County, Tennessee, the said Mary D. Poag having since died and by her Will of record in Will Book 138, page 387, Office of the County Court Clerk for Davidson County, Tennessee, devised said property to Ward Poag and Gail Bradshaw, with the right to live at the property to Russ Poag. By deed of record in Book 6041, page 993, said Register's Office, said Gail L. Bradshaw and husband, Thomas T. Bradshaw conveyed her interest to James Ward Poag. The said Russ Poag having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to Before me, this the 22nd day of July, 19 83

Affiant Russell L. Scruggs

My commission expires: 5-20-87
(Affix Seal)

Notary Public Judy A. Dobbs

This is improved ( ) unimproved (XX) property, known as 306 Wauford Drive, Nashville, Tennessee 37211
(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., except for 1983 taxes which are prorated and assumed by the purchasers.

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 22nd *day of* July, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

07/25-123-5

James Ward Poag
James Ward Poag

Sue H. Poag
Sue H. Poag

4282

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy A. Dobbs, *a Notary Public in and for said County and State,* James Ward Poag and wife, Sue H. Poag

the within named 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 Nashville, *Tennessee, this* 22nd *day of* July, *19*83.

Judy A. Dobbs
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5-20-87

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 .....

WARRANTY DEED

FROM

James Ward Poag et ux

TO

Russell L. Scruggs et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

94765

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
JUL 29 10 00 AM '83

IDENTIF. REFERENCE

H 6.2.4 5.9

OFFICIAL RECEIPT

FELIX Z. WILSON, JI
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6101 PAGE 186

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.50-	
			4282A07/25/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 4 5 9

IDENTIF. REFERENCE

JUL 25 10 01 AM '83

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 965952