Joseph B. Pitt, Jr. Atty.
First American Center
Nashville, Tn. 37238

WARRANTY DEED

BOOK 6241 PAGE 934

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juanita Gaston	Third National Mortgage Company	Map 118-5
(NAME)	(NAME)	
944 East Clayton Avenue	P. O. Box 2628	parcel 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, Tennessee 37219	16DA-12820
(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 Juanita Gaston and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Robby C. Scruggs, Trustee under the Will of Ruby Scruggs Reynolds, deceased

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

Juanita Gaston

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. 45-B on the map of Battlefield Estates, Section No. 1, as of record in Book 843, pages 96 and 97, Register's Office for said County.

Said Lot No. 45-B fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines, 242 feet to a dead line.

Being the same property conveyed to James D. Reynolds and wife, Ruby Scruggs Reynolds by deed from Nashville Truse Company, of record in Book 965, page 320, said Register's Office, the said James D. Reynolds and wife, Ruby Scruggs Reynolds having since died, he predeceased her. By Will of Ruby Scruggs Reynolds of record in Will Book 132, page 31, Probate Court Clerk's Office for Davidson County, Tennessee, devised said property to Robby C. Scruggs as Trustee.

106488

IDENTIF. REFERENCE

MAR 5 9 44 AM '84

FELIX A. MILLSCHAP REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,800.00

Subscribed and sworn to before me, this the 29th day of February 19 84

My commission expires: 10-20-85 (Affix Seal)

Affiant Juanita Gaston

Notary Public Doris L Yates

unimproved ( )
This is improved (X) property, known as 944 East Clayton Avenue (House Number) Nashville, Tennessee 37204 (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.

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 29th *day of* February, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHECK 03/05 136.24-

Robby C Scruggs

Robby C. Scruggs, Trustee

7289

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6241 PAGE 995

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Robby C. Scruggs, Trustee under the Will of Ruby Scruggs Reynolds, deceased *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 Nashville, Tennessee *this* 29th *day of* February, *19* 84

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE

Commission expires 10-20-85

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 .....

WARRANTY DEED 24423

FROM

TO

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

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

RECEIVED OF _____

FOR _____

BOOK 6241 PAGE 996

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49500.00- CONT.
129.74 CONTAX
.50 PROBATE
6.00 MORTGAGE
CHECK 136.24-
7269A03/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 4 8 8

IDENTIF. REFERENCE

MAR 5 9 44 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 17367

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Void

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Void

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Void