WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald L.Yarbrough and wife,Paulette C.Yarbrough	Security Federal Savings & Loan Assn. (NAME)	Map 171-4
5643 Clovermeade Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 29
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Scruggs and wife, Joyce Winston Scruggs

BOOK 6280 PAGE 954

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald L. Yarbrough and wife, Paulette C. Yarbrough

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 96, Cloverland Acres, Section Eleven, of record in Book 5200, page 93, as amended in Book 6157, page 695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert L. Scruggs and wife, Joyce Winston Scruggs, by deed from Steve Adams and wife, Jeanine G. Adams and Larry Adams and wife, Kellene H. Adams, of record in Book 6073, page 293, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 5344, page 519, said Register's Office.

3. The Plan of record in Book 5200, page 93, as amended in Book 6157, page 695, said Register's Office.

4. Water Line Easement of record in Book 4506, page 48, said Register's Office, which may affect said property.

118649

IDENTIF. REFERENCE

APR 30 10 28 AM '84

unimproved ( )
This is improved (XX) property, known as Lot 96, Clovermeade Drive, Brentwood, Tenn. 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 24th day of April, 19 84

Robert L. Scruggs

Joyce Winston Scruggs

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6280 PAGE 955

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Scruggs and wife, Joyce Winston Scruggs, the bargainor S, 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 24 day of April, 19 84.

Commission Expires: 10-20-85

Bobbie S. Kirkendall
Notary Public

STATE OF)

COUNTY OF)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Robert L. Scruggs and wife,
Joyce Winston Scruggs

TO
Gerald L. Yarbrough and wife,
Paulette C. Yarbrough

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 124,000.00

Grantee, Paulette C. Yarbrough

Subscribed and sworn to before me this 24 day of April, 19 84

My Commission Expires: 10-20-85

Bobbie S. Kirkendall
Notary Public

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

RECEIVED OF _____

FOR _____

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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

124000.00- CAMT.
322.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 328.90-
2349A04/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I S 6

IDENTIF. REFERENCE

APR 30 10 8 AM '84

No. 31989

NASHVILLE BUSINESS FORMS, INC. - NASHVILLE, TENN. 37202 - (615) 327-1136