THIS INSTRUMENT PREPARED BY: East End Title & Escrow, Inc.
907 Two Mile Parkway, Building E
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONNA G. DUNCAN	METROPOLITAN FEDERAL S & L ASSN.	MAP 43-13
(NAME)	(NAME)	
248 Elm Street	230 4th Avenue, NOrth	PARCEL 364
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	BOOK 6406 PAGE 352
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

HEIRS AT LAW OF JOE GOODWIN SCRUGGS, BEING JOE B. SCRUGGS, BOBBIE ANN HEDRICK, AND FRANK McARTHUR SCRUGGS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said DONNA G. DUNCAN, Unmarried, 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. 24 of Block "I" on the plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the southerly side of Elm Street and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joe Goodwin Scruggs and wife, Emil Elizabeth Scruggs, by deed from G. W. Hire and wife, Lula Mae Hire, of record in Book 2095, page 310, Register's Office for Davidson County, Tennessee. The said Emil Elizabeth Scruggs having predeceased Joe Goodwin Scruggs, property then vested in Joe Goodwin Scruggs. Joe Goodwin Scruggs died on the 11th day of April, 1973, leaving a Last Will and Testament of record in Probate Court Clerk's Office of Davidson County, Tennessee, then leaving said property to: Bethel Mae Scruggs for life and then to Joe B. Scruggs, Bobbie Ann Hedrick, and Frank McArthur Scruggs. The said Bethel Mae Scruggs having since died and property vesting in Joe B. Scruggs, Bobbie Ann Hedrick, and Frank McArthur Scruggs.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ 19,600.00
Subscribed and sworn to before me, this the 9 day of October 19 84
Affiant Evelyn D. Surgner
My commission expires 4/21/85 (Affix Seal) Notary Public Carolyn F. Waddey

This is improved (X) unimproved ( ) property, known as 248 Elm Street, Madison, TN 37115 (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 we are *covenant that 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 ourselves, our *further covenant and bind 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 9th day of October 19 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

This is not the principal residence of the Grantors.

Joe B. Scruggs

Bobbie Ann Hedrick

Frank McArthur Scruggs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe B. Scruggs, Bobbie Ann Hedrick, and Frank McArthur Scruggs, heirs-at-law of Joe Goodwin 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 Nashville, Tennessee, this ... day of October, 1984.

Commission expires April 17, 1988 Notary Public

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 ...

157382

IDENTIFICATION REFERENCE

OCT 10 11 35 AM '84

DAVIDSON COUNTY, TN

RETURN TO: METROPOLITAN FEDERAL
230 4th Ave. No.
210816288

WARRANTY DEED

FROM
HEIRS AT LAW OF JOE GOODWIN SCRUGGS, BEING JOE B. SCRUGGS, BOBBIE ANN HEDRICK AND TO FRANK McARTHUR SCRUGGS

DONNA G. DUNCAN

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

19600.00- CONST.
50.96 COTAX
.50 PRFEE
6.00 WDEED
CHECK 57.46-
9725A10/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 57382

IDENTIF. REFERENCE

OCT 18 11 35 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077996