FORM NO. WD-1

BOOK 6541 PAGE 634

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1985

Notary Public

MY COMMISSION EXPIRES: 1-1-1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Scruggs (NAME)	Owner (NAME)	082-03-0
1427 Stainback Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20W 16250
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(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, CHARLES BELL and wife DEBRA L. BELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. SCRUGGS

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:

Land lying in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, said Register's Office, and more particularly described according to a survey by R. L. Montoya-Land Surveying, dated July 2, 1979, as follows:

Beginning at an existing iron pin in the westerly margin of Stockell Street and the southerly margin of Evanston Avenue, said point being the southwest corner of said intersection and is the northeast corner of this described tract; thence with the westerly margin of Stockell Street South 6 deg. 59 min. 59 sec. West 50.00 feet to an iron pin; thence leaving the westerly margin of said street North 82 deg. 54 min. 20 sec. West 178.55 feet to an iron pin, said point being in the easterly margin of an 18 foot alley; thence with the easterly margin of said alley North 7 deg. 10 min. 18 sec. East 50.00 feet to a P. K. Nail in concrete; said point being in the southerly margin of Evanston Avenue; thence with the southerly margin of said Avenue South 82 deg. 54 min. 20 sec. East 178.40 feet to the point of beginning, containing 8,924 square fee (0.204 acre) more or less.

Being the same property conveyed to Charles Bell and wife, Debra L. Bell by deed from John H. Matthews and wife Dorothy Matthews of record in Book 5466, page 478, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as _____ (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 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 hands this 17th day of April, 1985

Debra S. Bell Charles Bell

STATE OF TENNESSEE
Davidson County

BOOK 6541 PAGE 635

Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Charles Bell and wife Debra L. Bell

who have on the basis of satisfactory evidence been proven to be the persons herein named or 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 17th day of April 1985

Commission expires Jan. 19, 1986

Thelma M. Sager
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Charles Bell and wife, Debra L. Bell

TO
William R. Scruggs

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECEIVED
APR 25 1 18 PM '85
IDENTIF. REFERENCE
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

$1.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6541 PAGE 636

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

20[illegible].00- CANT
5.20 CSTAX
.30 PRFEE
6.00 WDED
CHECK 11.70-
1622A04/25/85 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 5 1 7

IDENTIF. REFERENCE

APR 25 | 15 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 128473