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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GLENN B. ROGERS	GLENN B.ROGERS	Map. No. 116-15
(NAME) 420A Lynwood Blvd.	(NAME) 420A Lynwood Blvd.	Par. 91
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37205	(STREET ADDRESS) Nashville, TN. 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Seventy Thousand Dollars and No/00 ($70,000.00)---------- *Dollars,*

the receipt of which is hereby acknowledged, I, Annie M. Scruggs, surviving widow of E. C. Scruggs, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Glenn B. Rogers *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 100 feet of the southerly 150 feet of lot No. 101 on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for Davidson County.

Said part of Lot No. 101 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back 397.5 feet, more or less, on the northerly line and 392.5 feet, more or less, on the southerly line, to a dead line, on which it measures 100 feet.

Being the same property conveyed to E. C. Scruggs, Jr. and wife, Annie M. Scruggs by Deed from W. A. Mabery and wife, Helen P. Mabery of Record in Book 1645, page 357, Register's Office for Davidson County.

This conveyance is made subject to an easement which allows a brick and wood patio and fence structure existing on property currently owned by John Caffry, et ux more specifically described as parcel No. 116-15-92, known as 422 Lynwood Boulevard, Nashville, Tennessee. The area of said easement extending into Parcel 116-15-91 ranges from 1.5 feet at the west end to 2.5 feet at the east end and runs for an approximate distance of 50 feet along the boundary line between the two parcels. Said easement includes, in addition to the area containing the fence patio structure, a reasonable access to the adjacent area for the purposes of maintenance around the structure. Said easement is permanent and binding on all subsequent owners or holders of any interest in Parcels 116-15-91 and 116-15-92 so long as the area continues in substantially the same size, form and use.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 1160, page 339, Register's Office for Davidson County, Tennessee and restrictions, conditions, limitations and zoning regulations affecting the title to the premises, if any, established by the City of Belle Meade.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 27 day of June 19 85

Affiant

My commission expires: 4/17/88 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved (X) improved ( ) property, known as 420A (House Number) Lynwood Blvd. (Street) Nashville, Tennessee 37205 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 27th *day of* May, 19 85, *the Corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Annie M. Scruggs

ANNIE M. SCRUGGS

CHECK

05/27 198.5

2636

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Azlee B. Pendergrass, *a Notary Public in and for said County and State,* Annie M. Scruggs

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 9th *day of* May, *19*85

Azlee P. Pendergrass
Notary Public

NOTARY PUBLIC AZLEE PENDERGRASS DAVIDSON COUNTY

Commission expires.....

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 .....

MAIL TAX BILL TO

WARRANTY DEED

FROM

ANNIE M. SCRUGGS

TO

GLENN B. ROGERS

This Instrument Prepared By:
W. W. McNeilly, Jr.
18th Floor, First American Center
315 Deaderick Street
Nashville, TN. 37238-0110

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED & RECORDED
DAVIDSON COUNTY, TN
JUN 27 4 02 PM '85

IDENTIFICATION REFERENCE

8 0 9 3 1 1 J

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.CO- CAMT.	
			182.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
2636A	06/27/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 6. 0 8

IDENTIF. REFERENCE

JUN 27 4 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148955