This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

G 249274 File Box #35
RTS

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy Lynn Scruggs	~~Same~~ Randy L. Scruggs	
(NAME)	(NAME)	
2819 Bransford Avenue	2821 Bransford Avenue	MAP 118-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37204	PARCEL 54
(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 Randy Lynn Scruggs and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 6636 PAGE 62

Roy T. Vaughn, and wife, Virginia J. Vaughn

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

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee described as follows, to wit:

Being Lot 32, Block C on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot 32 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Helen Douglas Vaughn by deed from Walter Ratterman, Jr. and wife, Maxine F. Ratterman, of record in Book 3098, page 353, Register's Office for Davidson County, Tennessee, the said Helen Douglas Vaughn having since died and devised said property to Roy T. Vaughn by her Last Will and Testament of record in Will Book 151, page 181, Probate Court Clerk's Office for Davidson County, Tennessee.

Virginia J. Vaughn, wife of Roy T. Vaughn, joins in the execution of this deed for the purpose of conveying any marital or other interest she might have in the above described property.

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 21st *day of* August *19* 85

My commission expires: 4-20-86

Affiant Randy Lynn Scruggs

Notary Public Cynthia B. Albright

(Affix Seal)

This is improved (X) unimproved ( ) property, known as 2819 Bransford Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 21st *day of* August *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.*

Roy T. Vaughn

Virginia J. Vaughn

06/27 1989 8:50 AM CHECK

9713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Roy T. Vaughn and wife, Virginia J. Vaughn

the within-named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19* 85.

Cynthia B. Albrecht *Notary Public*

Commission expires 4-20-86

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 (or proved to me on the basis of satisfactory evidence), 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

FROM

Roy T. Vaughn etux

TO

Randy Lynn Scruggs

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

FELIX Z. WILSON CI REGISTER
DAVIDSON COUNTY, TN
AUG 22 8 11 AM '85

IDENTIFI REFERENCE

30451.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6636 PAGE 64

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70.00 .00- CAMT.
102.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.50-
9713A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3045 1.

IDENTIF REFERENCE

Aug 22 8 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165612