FORM NO. WB-1

BOOK 6703 PAGE 227

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,766.87

H. W. Kurth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1985

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
H. G. and Erika Kurth (NAME)	Molton, Allen & Williams (NAME)	Map 71-8
P. O. Box 8750 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	Par. 380
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Birmingham, AL 35202-0025 (CITY) (STATE) (ZIP)	12DZ-02308

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, Harold D. Scruggs and Sandra G. Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. W. Kurth and wife, Erika Kurth

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. 400 on the Plan of Addition to Joywood Heights of record in Plat Book 3106, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harold D. Scruggs and wife, Sandra G. Scruggs by deed from Leon E. Taylor and wife, Judy O. Taylor of record in Book 5281, page 889, Register's Office for Davidson County, Tennessee. The said parties having since been divorced.

Except for a certain mortgage to Molton, Allen & Williams, recorded in Book 5281, page 891, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

This conveyance subject to such restrictive covenants of record in said Register's Office and easements and setback lines of record in Book 3106, page 28, and Power line easement of record in Book 1758, page 511, Register's Office for Davidson County, Tennessee.

5 0 0 0 2 2

IDENTIFICATION REFERENCE

Nov 6 10 20 AM '85

CLERK

This is unimproved ( ) improved (x) property, known as 2034 Oakwood Nashville, TN 37207
(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 hand s this 1st day of November, 19 85

Harold D. Scruggs

Sandra G. Scruggs

4189

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Harold D. Scruggs and Sandra G. Scruggs

the bargainors, 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 Office in Nashville, Tennessee, this 6th day of November 1985

Commission expires 5/13/89

Notary Public

NOTARY PUBLIC AT LARGE TN

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

Harold D. Scruggs and

Sandra G. Scruggs

TO

H. W. Kurth and wife, Erika Kurth

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

28766.67- CAPIT.
74.00 COSTAX
.50 PRFEE
6.00 MORTD
CHECK 81.33-
4129A11/06/85 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 5 3 2

IDENTIFICATION REFERENCE

Nov 6 10 20 AM '85

FELIX Z. WILSON, REGISTER

No. 189402