Book 6

BOOK 6712 PAGE 742

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs	SAME	Map 117-9C
(NAME)	(NAME)	
5725 Spring House Way		Parcel 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood TN 37027		
(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, Alex J. Starr, Jr. and wife, Carrie R. Starr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. 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 in Davidson County, Tennessee, being Lot No. 42 on the Plan of Burlington, of record in Book 5200, pages 403, 404, 405 and 406, as amended in Book 5800, page 185, Book 5974, page 777, Book 6075, page 74, Book 6150, page 774, and Book 6592, page 397, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alex J. Starr, Jr. and wife, Carrie R. Starr, by deed from Creason Clayton Construction Company, Inc. and Four-O-One Financial Corp., a joint venture, of record in Book 6152, page 569, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Burlington, a Planned Unit Development and the By-Laws appended thereto, of record in Book 5863, page 796, and amended in Book 6046, page 134, said Register's Office.

2. Trunk sanitary sewer easement conveyed by deed from Parkes Armistead and wife, Katherine Moore Armistead to Metropolitan Government of Nashville and Davidson County, Tennessee, dated June 17, 1962, of record in Book 3401, page 545, said Register's Office.

3. All matters as shown on the Plan of record in Book 5200, pages 403, 404, 405 and 406, as amended in Book 5800, page 185, Book 5974, page 777, Book 6075, page 74, Book 6150, page 774, and Book 6592, page 397, said Register's Office.

unimproved (X)
This is 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 successors, assigns 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 15th day of November, 19 85

Alex J. Starr, Jr.

Carrie R. Starr

Carrie R. Starr

Form 3

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, the within named Alex J. Starr, Jr. and wife, Carrie R. Starr, 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 15 day of Nov., 1985.

Commission Expires: 5/18/89

Marilyn Lytle
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Alex J. Starr, Jr. and wife,

Carrie R. Starr

TO
Robert L. Scruggs

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

54191

FILED
NOV 19 3 54 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 55,000.00

Robert L. Scruggs

Subscribed and sworn to before me this 15 day of Nov., 1985.

My Commission Expires: 5-13-89

Patricia L. Stone
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6712 PAGE 744

FOR

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

55000.00- CONT.
143.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 149.50-
8115A11/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5419 I.

IDENTIFICATION REFERENCE

Nov 19 3 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193290