file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mark C. Scruggs<br>4115 Grays Point Road<br>Joelton, TN 37080 | First Investment Company<br><br>4300 East Broad Street<br>Columbus, Ohio 43216 | 29-133<br>14D-44530 |

BOOK 6756 PAGE 161

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Harris and wife, Laverne Harris hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark C. Scruggs and wife, Tammy N. Scruggs hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 14th Civil District, formerly 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey therof made by Hickerson-Hickerson, Engineers, dated Auguat 14, 1961, as follows: Beginning at a railroad spike at the southwest intersection of Grays Point Road, and Craft Road, said Grays Point Road formerly being known as Marrowbone Ridge or Mt. Pleasant-Germantown Road; thence with the line of the same, north 83 degrees 30 minutes west 109 feet to an iron pin in the east line of C. E. Bennett's property; thence with his east line, south 13 degrees West 200 feet to an iron pin; thence south 83 degrees 30 minutes east 109 feet to an iron pin in the west margin of Craft Road; thence with the margin of the same, north 13 degrees east 200 feet to the point of beginning.

BEING the same property property conveyed to James Harris and wife, Laverne Harris by deed from John P. Chandler and wife, Annetta K. Chandler of record in Book 5261, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 4115 Grays Point Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of January, 1986.

Laverne Harris
Laverne Harris

James Harris
James Harris

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of January, 1986, before me personally appeared James Harris and wife, Laverne Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/y executed the same as their free act and deed.

My Commission Expires: 4/19/87

Wm. C. Caldwell
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6758 PAGE 162

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00.

Mark C. Scruggs
Affiant

Subscribed and sworn to before me, this the 3rd day of January, 1986.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

JAN 6 | 37 PM '86
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

6 9 4 6 3

**WARRANTY DEED**

from:
James Harris and wife, Laverne Harris

to:
Mark C. Scruggs and wife, Tammy N. Scruggs

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-34476

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6756 PAGE 163

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

6000.00- CONT.
168.00 CSTAX-
.50 PRFEE-
6.00 WDFEE
CHECK 169.00-
3067A01/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66463

IDENTIFICATION REFERENCE

JAN 6 1 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 207911