BOOK 6924 PAGE 975 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Claude S. Rankin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1986

Notary Public

MY COMMISSION EXPIRES: 1-6-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130,One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Ronnie B. Scruggs~~ (NAME)	~~Calvary Banking Federal Savings and Loan Association~~ (NAME)	
3828 Whitland Ave. (STREET ADDRESS OR ROUTE NUMBER)	114 West College Street (STREET ADDRESS)	96
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Murfreesboro, Tennessee 37130 (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, Claude S. Rankin and wife, Catherine C. Rankin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie B. Scruggs and wife, Mary C. 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 parts of Lots No. 9 & 10, of Block "D" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, and described according to a survey of W. B. Southgate, Surveyor, of June 1, 1922, as follows:

Beginning at a point on the northerly margin of Whitland, formerly Bowling Avenue, at a point 94 feet 5 inches east of the easterly margin of Wilson Blvd.; thence with the northerly margin of Whitland Avenue, eastwardly 90 feet, 4 inches to a point (said point being 15 feet east of the original line between lots 9 & 10 on the said plan); thence northwardly 200 feet to a point; thence westwardly 60 feet to a point (which point is 60 feet east of the easterly margin of Wilson Blvd.); thence southwardly 308 feet 8 inches to the point of beginning.

Being the same property conveyed to Claude S. RAnkin and wife, Catherine C. Rankin by deed from B. F. Pullman and wife, Elizabeth G. Pullman of record in Book 6001, page 989, said Register's Office for Davidson County, Tennessee.

This is unimproved (x) improved ( ) property, known as 3828 Whitland Ave., Nashville, Tn. 37205
(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 7th day of July, 19 86

Claude S. Rankin
Claude S. Rankin

Catherine C. Rankin
Catherine C. Rankin

STATE OF ~~TENNESSEE~~ Georgia
Davidson County Fulton

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude S. Rankin and wife, Catherine C. Rankin

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 ~~Nashville~~ Atlanta, ~~Tennessee~~ Georgia, this 7th day of July 1986

Notary Public, Georgia, State At Large
My Commission Expires Sept. 2, 1986

Commission expires

Notary Public

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

TO

IDENTIFICATION REFERENCE

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN
JUL 22 1 13 PM '86

2 3 3 1 3

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	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
			148500.00- CANT.	
			415.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	422.30-
0542A	07/22/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2331.3

IDENTIFICATION REFERENCE

JUL 22 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273848