BOOK 7089 PAGE 700

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86.

Notary Public

MY COMMISSION EXPIRES: 4/10/89

(AFFIX SEAL)

File #1

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marie B. Scruggs (NAME) | The Lomas & Nettleton Company (NAME) | 132-16-0 |
| 616 Dunston (STREET ADDRESS OR ROUTE NUMBER) | 4460 Corporation Lane (STREET ADDRESS) | 089.00 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Va. 23462 (CITY) (STATE) (ZIP) | 06DU 24620 |

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, F. Don Montgomery, Jr. and wife, Barbara J. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie B. 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. 655 on the Plan of Caldwell Hall, Section 7, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 655 fronts 100 feet on the northerly margin of Duston Drive and extends back 137.5 feet on the easterly line and 106.3 feet on the westerly line to a dead line in the rear measuring 62.8 feet thereon.

Being the same property conveyed to F. Don Montgomery, Jr. and wife, Barbara J. Montgomery by deed from Anna Bowers of record in Book 5262, Page 163, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3279, page 458 said Register's Office..

This conveyance is subject to any and all existing easements of record.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 5059, page 263, Register's Offfce for Davidson County, Tennessee in the original principal amount of $30,200.00.

This is unimproved ( ) improved ( XX ) property, known as 616 Dunston, Nashville, Tennessee 37211
(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 30th day of December, 19 86

F. Don Montgomery, Jr.

Barbara J. Montgomery

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the UNDERSIGNED, a Notary Public in and for said County and State, the within named F. Don Montgomery, Jr. and wife, Barbara J. Montgomery

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, Tennessee, this 30th day of December, 19 86.

Commission expires 1/16/89

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

F. Don Montgomery, Jr. and wife,

Barbara J. Montgomery

TO

Marie B. Scruggs

78513.

IDENTIF. REFERENCE

DEC 31 1 55 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MONTGOMERY, CRANFORD,
KESTNER & HARDEMAN
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

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

RECEIVED OF _____

FOR _____ BOOK 7089 PAGE 702

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

78[illegible].00- CAMT.
196.00 CSTAX
.50 PRFE
6.00 MDEED
CHECK 202.50
3369112/31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78513

IDENTIFICATION REFERENCE

DEC 31 1 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No29036