This instrument prepared by :
Union Security Title Corp.
3322 West End Avenue, Suite 400
Nashville, Tennessee 37203

BOOK 7303 PAGE 920

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherri Lynn Scruggs (NAME)	Union Security Mortgage Co. (NAME)	71-4-84
2519 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	3322 West End Avenue (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, Tenn 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- *Dollars,*

I, Haskel R. Sells, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Sherri Lynn Scruggs, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 338 on the plan of Joywood Heights, Section 2, of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 338 fronts 60 feet on the easterly margin of Jones Avenue and extends back between parallel lines 215 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Haskel R. Sells, unmarried by deed from Charles H. Ferrell and wife, Alice Marie Ferrell of record in Book 4683, page 63, Register's Office for said county.

This conveyance is made subject to : (a) matters shown on the plan above reference., and (b) taxes for 1987, which have been prorated and which the grantees herein assume and agree to pay.

48264 IDENTIFICATION REFERENCE

JUL 23 9 39 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me this the 16th *day of* July *19* 87

Affiant Sherri Lynn Scruggs

My commission expires: 1-9-91 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved (X) property, known as 2519 Jones Avenue, Nashville, Tennessee *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 16th *day of* July *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Haskel R. Sells

[redacted] [redacted]

BOOK 7363 PAGE 921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Haskel R. Sells

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* July, *19* 87.

_____ *Notary Public*

Commission expires 1/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Haskel R. Sells

TO

Sherri Lynn Scruggs

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7303 PAGE 922

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
			39900.00- CAPT.	
			111.72 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 113.22-	
			2/66A07/23/87 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4. 8: 2: 6: 4:

IDENTIFT REFERENCE

JUL 23 9 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106874