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4193
551045-2

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,600.00

Donald C. Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES: 10/24/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Dodson (NAME)	Fidelity Federal Savings & Loan (NAME)	131-7-A-27
4236 Jamesborough Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	16DA-40124
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Scruggs Homebuilders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Dodson and wife, Anne Ambrose Dodson

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. 27 on the Plan of Hillsborough Place, Phase II and III, as of record in Book 5200, page 160, said Register's Office.

Said Lot No. 27 fronts a total of 68.02 feet on the southerly margin of Jamesborough Place and runs back 107.50 feet on the east line and 116.09 feet on the west line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Scruggs Homebuilders, Inc. by deed from Robert L. Parker and wife, Debbie Christianson Parker as of record in Book 7157, page 417, said Register's Office.

FELIX Z. WISDOM III, Register
DAVIDSON COUNTY, TN

AUG 12 2 45 PM '87

IDENTIFICATION REFERENCE

55360

This is ~~unimproved~~ ( ) improved (XX) property, known as 4236 Jamesborough Place, Nashville, Tennessee 37215
(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 ~~his~~ hand this 7th day of August, 19 87

Scruggs Homebuilders, Inc.

By: Robert L. Scruggs, Pres.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Scruggs

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Scruggs Homebuilders, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn., this 7th day of August, 19 87.

Judy S. Wells Notary Public

Commission Expires 10/24/88

WARRANTY DEED

FROM
Scruggs Homebuilders, Inc.

TO
Donald C. Dodson and wife, Anne Ambrose Dodson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

209600.00- CONV
596.00 CO TAX
.50 PROBATE
6.00 MISC

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 596.00- CO TAX
586.88 CO TAX
CHECK 593.38
0990A08/12/87 BAL .00

55360

IDENTIFI REFERENCE

AUG 12 2 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04920