File 27

BOOK 7354 PAGE 598

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON XXXXXXXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Thomas D Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 87.

Notary Public

MY COMMISSION EXPIRES: 6/6/87

(AFFIX SEAL)

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
Thomas Todd Ward (NAME)	same (NAME)	161-09-0
5448 Bradfield Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	028.00
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DU 40155

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, George E. Scruggs and Maretha Scruggs, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Todd Ward and Christina Dias Ward, his wife

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:

BEING Lot No. 88 and also part of Lot No. 3 on the Plan of resubdivision of Lot 88, Hillview Estates and part of Lot No. 3, Plan of Real Estates of J.K.P. Hill of record in Book 5190, page 413, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George E. Scruggs and wife, Maretha Scruggs by deed from David H. Hardison and wife, Saundra S. Hardison of record in Book 5609, Page 872, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3836, page 719 said Register's Office.

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

5390

IDENTIFICATION REFERENCE

SEP 17 8 53 AM '87

DAVIDSON COUNTY, TN

[redacted] BOOK

This is improved (XX) unimproved ( ) property, known as 5448 Bradfield Court, Nashville, TN 37220
(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 their hands this 9th day of September, 19 87

George E. Scruggs by Janis D. Brown attorney in fact — Maretha Scruggs

George E. Scruggs — Maretha Scruggs

[redacted]

STATE OF TENNESSEE
~~Davidson~~ Williamson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of September 19 87

Commission expires 10/1/87

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorris D. Barnes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of George E. Scruggs as his Attorney in Fact as the free act and deed of the within named Dorris D. Barnes.

Witness my hand and official seal at Brentwood, Tennessee, this ~~9th~~ day of September, 1987.

My Commission Expires:

10/1/87

Notary Public

WARRANTY DEED

FROM

George E. Scruggs and wife,

Maretha Scruggs

TO

Thomas Todd Ward and wife,

Christina Dias Ward

Book 7354 Page 600 Was Missing