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File Box 6 ea

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Pete Lunati & wife, Barbara Lunati	SAME	Map 118-11
(NAME)	(NAME)	Parcel 38
2826 Azalea Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37204		
(CITY) (STATE) (P. O. ZIP)	(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, Randy Lynn Scruggs and wife, Sandra Diane Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pete Lunati and wife, Barbara Lunati

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. 7 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 7 fronts 74 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to Randy Lynn Scruggs and wife, Sandra Diane Scruggs, by deed from James A. Cooper and wife, Helen W. Cooper, of record in Book 5958, page 214, said Register's Office.

The above property is conveyed subject to the Plan of record in Book 1130, page 36, said Register's Office.

66866

IDENTIFICATION REFERENCE

SEP 21 11 23 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2826 Azalea Place, Nashville, Tennessee 37204
(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 successors, assigns 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 hands this 18th day of September, 19 87

Randy Lynn Scruggs

Randy Lynn Scruggs

Sandra Diane Scruggs

Sandra Diane Scruggs

Form 3

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Lynn Scruggs and wife, Sandra Diane Scruggs 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 18 day of Sept., 19 87

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

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 this oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that the, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____ day of _____, 19.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Randy Lynn Scruggs and wife,
Sandra Diane Scruggs
TO
Pete Lunati and wife, Barbara
Lunati

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $75,000.00

Pete Lunati

Subscribed and sworn to before me this 18 day of Sept., 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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 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
			75000.00-	CAMT.
			210.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	216.50-
4496A	09/21/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 8 6 6

IDENTIFI REFERENCE

SEP 21 11 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18126