BOOK 7396 PAGE 644

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
Randy Lynn Scruggs & wife, Sandra Diane Scruggs	SAME (NAME)	Map 118-11 Parcel 53
2821 Bransford Ave. (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, A. H. Postell and wife, Marian Postell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Lynn Scruggs and wife, Sandra Diane 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:

Being Lot No. 33, Block "C" Map of Berry Hills Gardens Subdivision, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 33 fronts 78.5 feet on the west side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed A. H. Postell, by deed from Mary E. Hill, a single woman, of record in Book 5127, page 897, Register's Office for said County.

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

80103

IDENTIFICATION REFERENCE

Nov 5 11 21 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2821 Bransford Avenue, 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 hand s this 22nd day of October, 1987

A. H. Postell

Marian Postell

Form 3

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 A. H. Postell and wife, Marian Postell the bargainor S 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 22 day of October 1987

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 (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 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

A. H. Postell and wife, Marian Postell

TO

Randy Lynn Scruggs and wife, Sandra Diane Scruggs

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

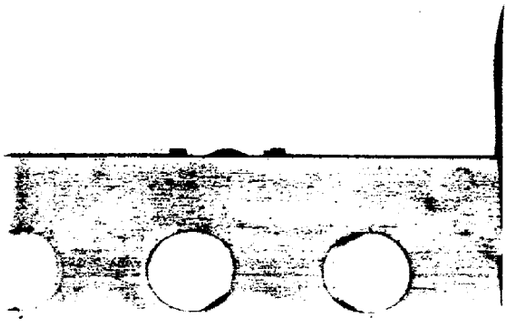
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 54,444.00

Subscribed and sworn to before me this 22 day of October, 1987

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

5444-.00- CAMT.
152.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 158.32-
9785A11/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 1 : 0 3

IDENTIFICATION REFERENCE

Nov 5 11 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33057