FILE BOX 30

BRENT CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 23 day of January 19 89

My commission expires: 1-31, 1990 (Affix Seal)

My Commission Expires Jan. 21, 1990

Affiant

Notary Public

# WARRANTY DEED

BOOK 7758 PAGE 150

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8B12854
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Barbara A. Dyson | Excella Mortgage Corporation |
| 3632-3634 Village Trail | 9000 E. Church Street, Bldg. A, Ste. 200 |
| Nashville, TN 37207 | Brentwood, TN 37027 |
| STREET ADDRESS / CITY / STATE / ZIP | STREET ADDRESS / CITY / STATE / ZIP |

MAP & PARCEL NO 50-6-42

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Vonda R. Scruggs and husband, Willie Scruggs

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Barbara A. Dyson and Margaret E. Bell

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 41 on the Plan of Revised Section Three, Village By The Creek, of record in Plat Book 5200 at page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Vonda R. Scruggs, Unmarried by Deed of record in Book 7598 page 689, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

Willie Scruggs, husband of Vonda R. Scruggs joins in the execution for the purpose of relinquishing all his marital rights.

9084 01/25 0101 03CHECK 240.80

03862

IDENTIFICATION OF

JAN 25 11 55 AM '89

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3632-3634 Village Trail, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand, this 23 day of January, 19 89

Vonda R. Scruggs

Willie Scruggs

State of Tennessee
County of Williamson

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On this 23 day of January, 19 89, before me personally appeared Vonda R. Scruggs and husband, Willie Scruggs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-21, 1990

BRENT CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

State of Tennessee
County of

My Commission Expires Jan. 21, 1990

On this 23 day of January, 19 89 before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

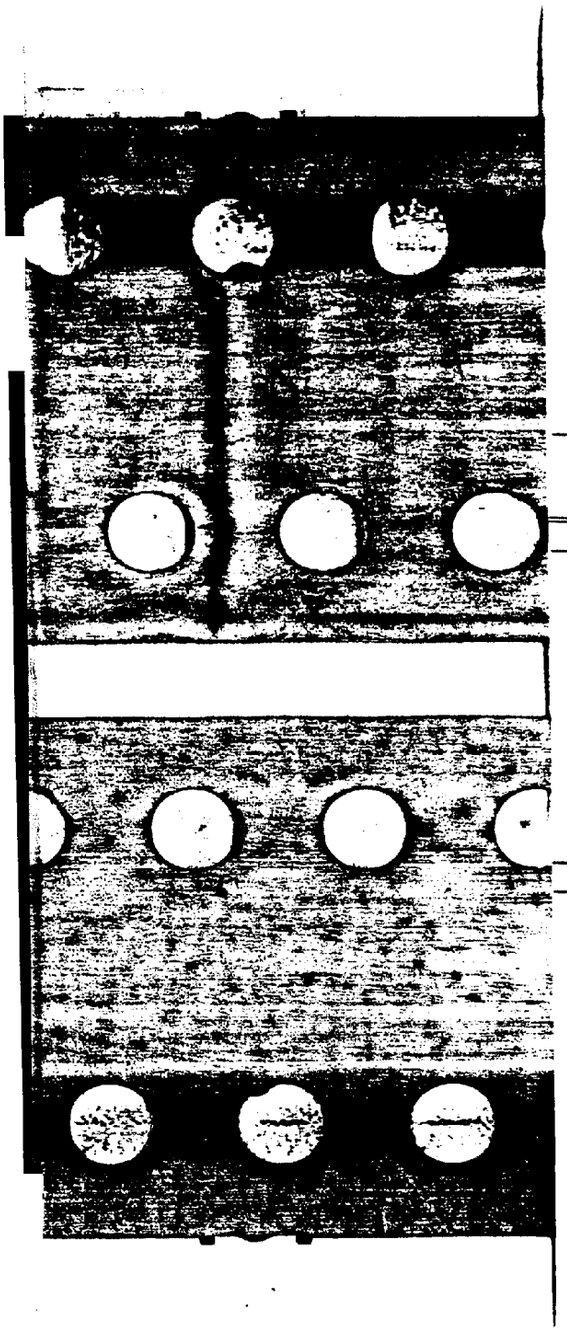
, 19

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 152

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT 71000.00 | |
| | | | CON TX 234.30 | |
| | | | PRFEE 0.50 | |
| | | | WDEED 6.00 | |
| | | | TOTAL 240.80 | |
| | | | CHECK 240.80 | |
| 01/25/89 | 01 | | 11:56 0001 9084 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03862

IDENTIFICATION REFERENCE

JAN 25 11 55 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 175703