File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Danny Ray Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1992.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danny Ray Reynolds (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 94-1... |
| 714 South 14th Street (STREET ADDRESS OR ROUTE NUMBER) | 201 E. Cary Street (STREET ADDRESS) | PARCEL 230 |
| Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP) | Richmond, VA 23219-3736 (CITY) (STATE) (ZIP) | 18W-15850 |

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 T. Scruggs and wife, Nancy B. Scruggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Ray Reynolds and wife, Tammy Michelle Reynolds

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. 132 on the Plan of Payne, Blakemore & Cummings Addition to Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated Jan. 3, 1966, as follows:

Said Lot No. 132 fronts 50 feet on the west side of South 14th Street and extends back between parallel lines, 153 feet to an alley.

BEING the same property conveyed to George T. Scruggs and wife, Nancy B. Scruggs by deed from Realty Brokerage, Inc., filed of record in Book 3979, page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

07402

IDENTIFICATION REFERENCE

MAY 5 8 37 AM '92

LUX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3494 05/05 0101 03CHECK 173.50

This is ( ) unimproved ( X ) improved property, known as 714 South 14th Street, Nashville, TN 37206
(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 our hand s this 30th day of April, 19 92

George T. Scruggs

Nancy B. Scruggs

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named George T. Scruggs and wife, Nancy B. Scruggs

(or proved to me on the basis of satisfactory evidence)

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 30th day of April, 19 92

Commission expires March 25, 1995

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**

~~George T. Scruggs and wife, Nancy B.~~ Scruggs

**TO**

~~Danny Ray Reynolds and wife, Tammy~~ ~~Michelle Reynolds~~

**Return to:**

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

**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 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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/92 01 08:37 0001 3494

MAY 5 8 37 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

07402

No. 527763