BOOK 9642 PG 440

50469

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Freda J. Page &<br>Jerry W. Scruggs, Jr.<br>800 Boscobel Street, Apt. 1<br>Nashville, TN 37206 | Same | Map No. 82-16<br>Parcel No. 334 |

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tennessee Funding Company, hereinafter called the Grantor, by and through its owner, Alan Abrams, has bargained and sold, and by these presents do transfer and convey unto Freda J. Page and Jerry W. Scruggs, Jr., both unmarried, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County and described according to a survey thereof made April 21, 1945 by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same, easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said Lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said Lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of the sidewalk, northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Tennessee Funding Company by deed from F. B. Murphy, Trustee, of record in Book 9635, page 291, Register's Office for said County.

This conveyance is made subject to the matters set forth on said plan of record.

This is improved property commonly known as 800 Boscobel Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind itself, its heirs, assigns, successors and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 10th day of April, 1995.

GRANTOR:
TENNESSEE FUNDING COMPANY

By: _____
Alan Abrams, Owner

9671 04/11 0101 03CHECK 168.10

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Abrams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 10th day of April, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 9/23/95

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

_____
Affiant

Subscribed and sworn to before me this 10th day of April, 1995.

_____
Notary Public

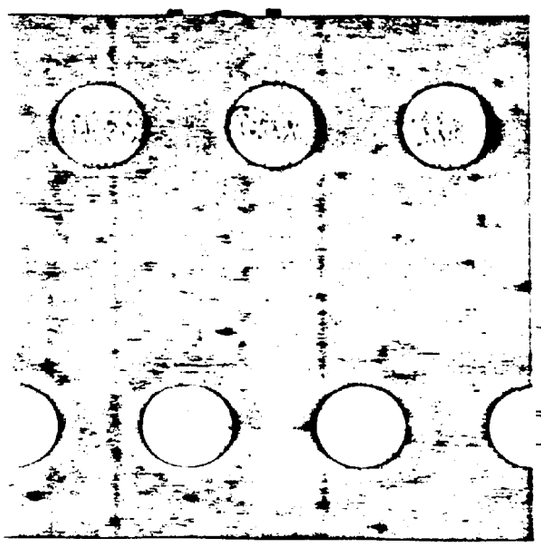
My Commission Expires: 9/23/95.

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**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 9642 PG 442

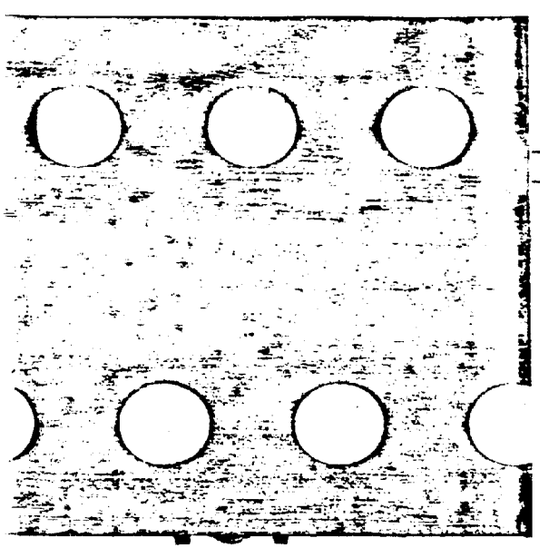
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

04/11/95 01 09:06 0001 9671

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



50468
IDENTIF. & REFERENCE

95 APR 11 AM 9:07
REGISTER
DAVIDSON CO. TN.

**No.** 899169