BOOK 9676PG338

WARRANTY DEED

Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, TN 37214, B.P.R.. # 2343

From:	**Janet M. Vega a single person**
To:	**Elizabeth B. Garrahan**
New Owner:	**Elizabeth D. Scragg**
Address :	**2619 Bluefield**
	Nashville TN 37214
Send Tax Bills To:	Same
Address:	Same
Map Number:	**96-1**
Parcel Number:	**110**
Field Book#	**03DZ17015**

95 MAY 19 AM 8:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0062246
IDENTIF. ↑ REFERENCE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $33,333.33

Elizabeth D. Scragg
Affiant

Sworn to & subscribed before me on 5-18-95

Lucie E. Dubuisson
Notary Public

Commission Expires: Sept. 21, 1998

Affix Seal

LUCIE E. DUBUISSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Thirty-Three Thousand Three Hundred Thirty-Three Dollars and Thirty-Three Cents ($33,333.33), cash in hand paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has, this day, bargained and sold, and does hereby transfer and convey unto Grantee, heirs and assigns, my one-third undivided interest in and to the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 27 on Map of the re-subdivision of Lots 26 and 27 on the Map of Bluefield, of record in Book 843, page 16, Register's Office for said County, and being designated as Tract "C" on the Map of said re-subdivision which map was prepared by Z. J. Wilkinson, June 24, 1948, and described as follows:

BEGINNING at a point in the southwesterly margin of Bluefield Avenue, 85 feet southeast from the original corner of Lots Nos. 26 and 27; being the corner of Tracts B and C; thence with the line between said tracts southwesterly 293.4 feet to a point in the northeasterly line of Lot No. 28, being 90 feet southeast from the corner of Lots 26 and 27; thence along the northeasterly line of Lot No. 28, southeasterly 150.4 feet to an iron pipe in the northwesterly margin of Overhill Drive; thence with the margin of the same, northeasterly 207.4 feet to the beginning of a curve; thence around said curve, in a northerly direction 73.8 feet to the margin of Bluefield Avenue; and continuing with the margin of the same, northwesterly around a slight curve, 180 feet to the point of beginning.

Being the same property conveyed to Charles J. Garrahan and wife Elizabeth B. Garrahan by warranty deed from Jacquelyn L. Dever and husband, Morris W. Dever, as of record in Book 6309, page 15, RODC; the said Charles J. Garrahan having died in 12-8-92 , survived by his wife, Elizabeth B. Garrahan; and, the said Elizabeth B. Garrahan having since died 8-20-93; and said real property having passed, under the will of Elizabeth B. Garrahan, of record in Will Book 187, Page 513 Probate Clerk's office for Davidson County, in equal shares, to her three children/residuary beneficiaries, Betty Scragg, Janet Vega and John F. Doto, III; Betty Scragg and the Grantee, Elizabeth D. Scragg, being one and the same person.

Property is unencumbered, except for 1995 real property taxes, assumed by Grantee, zoning rules restrictions and ordinances, matters shown on the plan of record, restrictive covenants of record in Book 737, page 258 and Book 1644, page 213, Register's Office for Davidson County, Tennessee and any other matters which an accurate stake survey and physical inspection of the property might disclose.

This is improved property, known as 2619 Bluefield Avenue, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said 1/3 undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, heirs, successors, and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, that I have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), and to such matters as are of record and to those mentioned above (if any) that are still applicable; and,

Grantor further covenants and bind herself, heirs and representatives, to warrant and forever defend the title to the said 1/3 undivided interest in said real estate to said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of May, 1995.

Janet M. Vega

Janet M. Vega (a single person)

State of New York
County of Monroe

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Janet M. Vega, a single person, who satisfactorily identified herself to me, and did swear to and subscribe the same; and did acknowledge that she had executed the same as her own free act and deed and for the purposes therein contained.

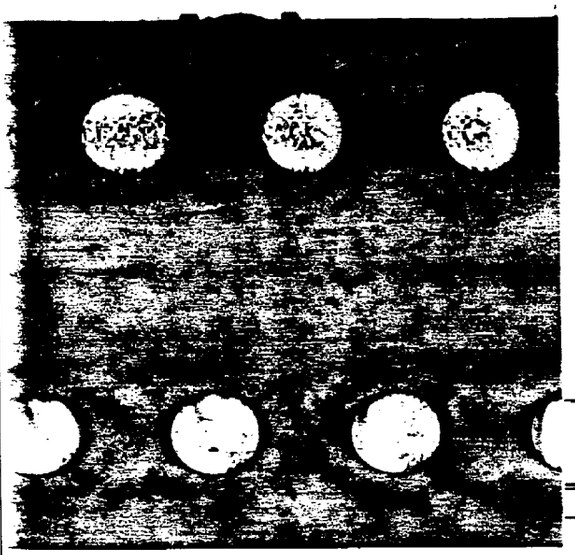
Witness my hand and official seal in Monroe County, New York, on this 9th day of May, 1995.

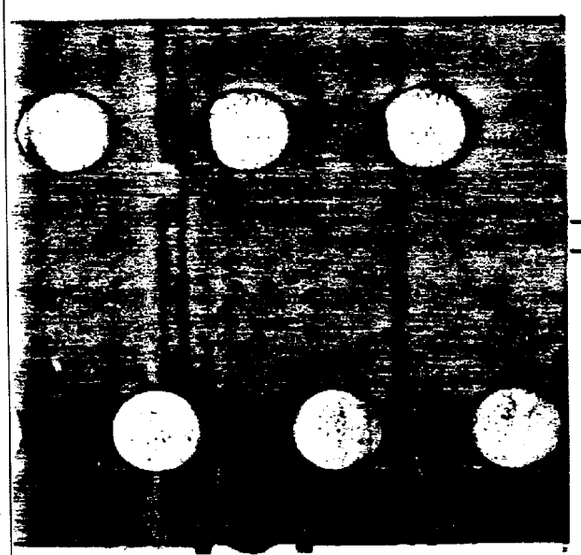
ELAINE M. PRAGLE
Notary Public, State of New York
Livingston County, #4635256
Commission expires Nov. 30, 96

Elaine M. Pragle
Notary Public

My Commission Expires:_____

2642 05/19 0101 03CHECK 132.33





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 340

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 33333.33
CON TX 123.33
PRFEE 1.00
WDEED 8.00
TOTAL 132.33
CHECK 132.33

05/19/95 01 08:46 0001 2642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062246
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911992