Mail

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of August, 1996. between J.O. JONES and MARY JONES, HUSBAND AND WIFE, GRANTORs, and JOE B. SCRUGGS and JOANN SCRUGGS, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, J.O. JONES and MARY JONES, HUSBAND AND WIFE, herein referred to as GRANTORs, have this day bargained, sold and do hereby transfer and convey unto the said JOE B. SCRUGGS and JOANN SCRUGGS, HUSBAND AND WIFE, herein referred to as GRANTEEs, his/her/their successors, heirs and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 215 A&B NIX DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself/herself/themselves, his/her/their heirs and representatives, to warrant forever defend the title to said Grantees, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

J.O. JONES
Signature of Seller

MARY JONES
Signature of Seller

95 AUG -6 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

02115 79

IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **J.O. JONES and MARY JONES, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **August, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JOE B. SCRUGGS and JOANN SCRUGGS
207 CUDE LANE
MADISON, TN 37115

Property Address:

215 A&B NIX DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 43-10, PARCEL 97

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$62,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **August, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/25/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 2 on the Resubdivision of Lot No. 38 of Tract 14 of an unrecorded plan of a recorded plan of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

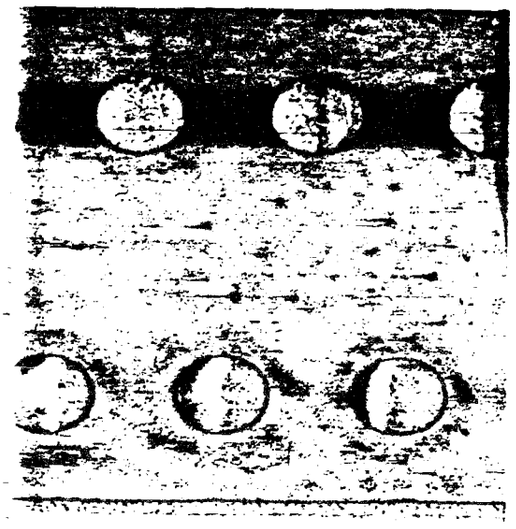
Being a portion of the same property conveyed to J.O. JONES and MARY JONES, HUSBAND AND WIFE, by Deed from C.D. BELCHER AND WIFE, MYRTLE S., of record in Book 6134, page 586, Register's Office for DAVIDSON County, Tennessee.

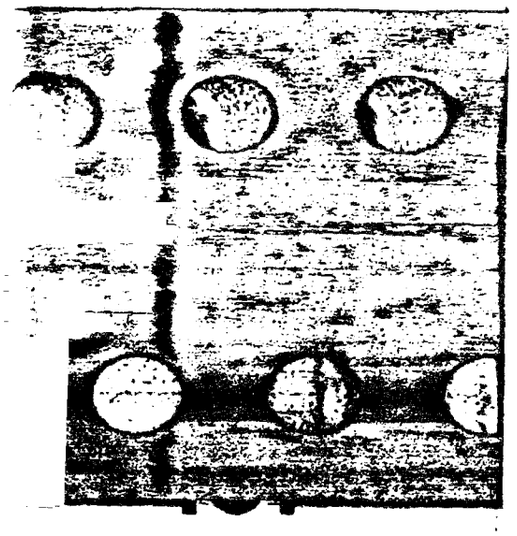
EXHIBIT 'B'

1. County Real property taxes for 1996 and all future years constitutes a lien, although the same are not yet due and payable (MAP 43-10, PARCEL 97, 875).

2. All matters set forth on the Plan of record in Book 1130, page 37, Register's Office for DAVIDSON County, Tennessee and any and all amendments thereto.

3843 08/06 0101 03CHECK 244.25





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 567

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 12.00
				TOTAL 244.25
				CHECK 244.25
			08/06/96 01	11:09 0001 3843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 11579
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 11:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1071408