BOOK 11099 PAGE 334

[Space Above This Line for Recording Data] 98 09 03 01:01 03CHECK 317.75

# WARRANTY DEED

**This Indenture** made this 1st day of **September, 1998** between **Phillip R. Hayes and Elizabeth F. Hayes, Married** , GRANTORs, and **Eugene Scruggs and Margaret C. Dobbins.** as GRANTEEs.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Heron Walk, Section 1, Phase 1, of record in Plat Book 9700, page 173, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Phillip R. Hayes and wife, Elizabeth F. Hayes by Warranty Deed from Allen Earps and wife, Betty F. Earps of record in Book 10247, page 601, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 9700, page 173, Register's Office for Davidson County, Tennessee.**

**Subject to restrictive covenants of record in Book 10095, page 464, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

_____

_____

Phillip R. Hayes,

Elizabeth F. Hayes,

0484233

IDENTIF. & REFERENCE

98 SEP -3 PM 3:27

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip R. Hayes and Elizabeth F. Hayes, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 1st day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $82,900.00

Affiant

Subscribed and sworn before me this 1st day of September, 1998

NOTARY PUBLIC

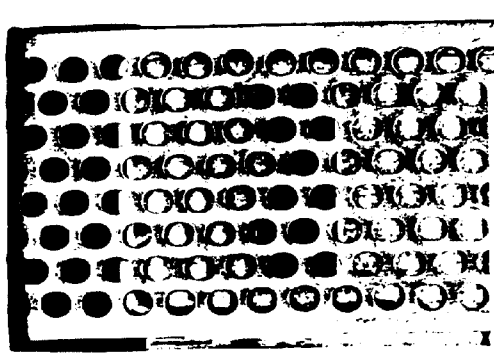
MY COMMISSION EXPIRES: 5/26/02

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Eugene Scruggs

Send Tax Bills To:
Century Mortgage Corp.
Two International Blvd., Su. 507
Nashville, TN 37217

Map & Parcel No.
Map 52-8 Group A Parcel 198



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

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 336

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

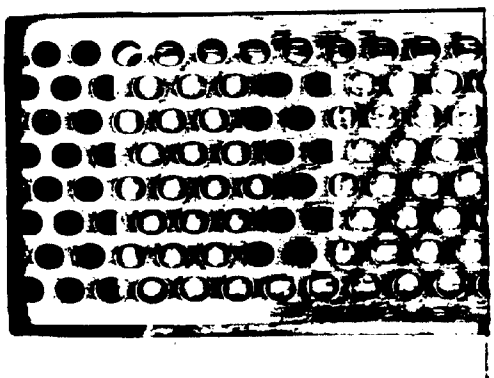
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 317.73
CHECK 317.73

09/03/98 01 15:28 0001 6880

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



0484233
IDENTIF. # REFERENCE

98 SEP -3 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1342317