BOOK 11192 PAGE 169

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sterling S. Scruggs (NAME)	FT MORTGAGE COMPANIES d/b/aFIRST (NAME)	MAP 72-4
1429 Ardee Avenue (ADDRESS)	P. O. Box 146 (ADDRESS)	PRCEL 242
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	15DZ-20550

FOR AND 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, Anubha H. Sinha, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sterling S. Scruggs and Belinda D. Scruggs, husband and wife

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 the southerly 20 feet of Lot No. 30 and the northerly 44 feet of Lot No. 31 on the Plan of Country Club Estates, Block "e", of record in Book 843, and page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

SAID parts of said Lots No. 30 & 31 front together 64 feet on the easterly side of Ardee Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Anubha R. Sinha by deed from Donald Ray Lackey, married, of record in Book 10063, Page 413, Register's Office for said County.

Nihar R. Saha executes this instrument as Attorney In Fact for Anubha H. Sinha pursuant to Power of Attorney recorded simultaneously herewith.

0509050
IDENTIF. ↑ REFERENCE

98 NOV -5 PM 2:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1429 Ardee Avenue, Nashville, Tennessee 37216
(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 my hand this 2nd day of November, 19 98

Anubha H. Sinha By: Anubha H. Sinha Nihar R. Saha
Nihar R. Saha, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NIHAR R. SAHA, to me known to be the person who executed the foregoing instrument in behalf of ANUBHA H. SINHA and acknowledged that she executed the same as the free act and deed of the said ANUBHA H. SINHA.

Witness my hand and seal at Goodlettsville, Tennessee, this the 2nd day of November, 1998.

Commission expires: 3/23/98

Stephanie H. Porter
Notary Public

STEPHANIE H. PORTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3281 11/05 0101 03CHECK 280.73

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11192 PAGE 171

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	72900.00
			CON TX	269.73
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	280.73
			CHECK	280.73

11/05/98 01 14:08 0001 3281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509050
IDENTIF. # REFERENCE

98 NOV -5 PM 2:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368415