Instr:200004250040775 Page: 1 OF 1
REC'D FOR REC 04/25/2000 11:04:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $308.95

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

WARRANTY DEED

| | |
|---|---|
| From: | Kenneth Elliott Tribble |
| To: | R. Paul Scragg and Paul R. Scragg, |
| New Owner: | R. Scott Scragg and Paul R. Scragg |
| Address: | 2619 Bluefield Avenue<br>Nashville TN 37214 |
| Send Tax Bills To: | Same |
| Map Number: | 084- |
| Parcel Number: | 195 |
| Fld. Bk. #'s | 03DZ 6720 |

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $83,500.00

Affiant

Sworn to & subscribed before me 4/19/2000

Notary Public

Commission Expires: 3/24/01

FOR AND IN CONSIDERATION of the payment of Eighty Three Thousand and Five Hundred **Dollars**($83,500.00) Dollars paid by Grantes to Grantor at closing in cash the receipt and sufficiency of which are hereby acknowledged, Grantor, Kenneth Elliott Tribble, sole heir at law and devisee of Mathew R. Tribble, has, this day, bargained & sold, and does hereby transfer & convey unto Grantees, R. Paul Sragg and Paul R. Scragg, as joint tenants with right of survivorship the following described real property:

Land in the 3rd civil district of Davidson County Tennessee being lot No. 11 on the Map of Donelson Heights Sub-Division, not of record and described according to a survey made by Erle Drake, County Surveyor, on July 9th 1921, as follows, To Wit:

Said Lot No. 11 fronts 100 feet on the westerl;y side of Shady Grove Road and runs back between Parallel lines 200 feet to what was H. C. Criswell's east line; and,

Being the same real property inherited by Kenneth Elliott Tribble as an heir at law along with Mathew R Tribble upon the death of Sara Davis Tribble (wife of Mathew R. Tribble and mother of Kenneth Elliott Tribble) as to a 1/2 undivided interest in same; and as the sole heir at law of Mathew R. Tribble whoreceived the other 1/2 undivided interest by deed from Joseph W. Davis and wife Barbara Jane Davis of record in book 5913 page 199, Registers office for Davidson County Tennessee

This is improved real property; 204 Shady Grove Road, Nashville TN 37214

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, R. Paul Sragg and Paul R. Scragg, as joint tenants with right of survivorship; and Grantor covenants that he is lawfully seized and possessed of said real estate, in fee simple, and has good right to convey the same; and that the same is unencumbered, except for current taxes, any applicable restrictive covenants of record, , zoning rules, regulations & ordinances and to any easements of record and any other matters that might be disclosed by comprehensive survey & physical inspection of the premises..

Grantor further covenants and bind himself, heirs, and assigns, to warrant and forever defend the title to the said real estate to said Grantees,successors and assigns, against the lawful claims of all persons, whomsoever;

Witness my hand on 4/19/2000

Kenneth Elliott Tribble

Kenneth Elliott Tribble

State of Tennessee
County of Davidson

Before me, the undersigned, a Tennessee "Notary Public At Large", personally appeared the within named Kenneth Elliott Tribble, to me personally know, or whom adequately identified himself, and swore to and subscribed the foregoing Warranty Deed; and did acknowledge that he had executed the foregoing for the purposes therein contained.

Witness my hand in Davidson County, Tennessee on 4/19/2000

Notary Public

My Commission Expires: 3/24/01