This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 60
Group: 16
Parcel: 324

Send Tax Bills to : (New Owner)
William Scruggs
2736 Bullock Ave
Nashville, TN 37207

BOOK 11545 PAGE 504

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Sammy Burnett and wife, Brenda Burnett, have bargained and sold and by these presents do hereby transfer and convey unto, William Scruggs and wife, Cladie Scruggs, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot. No. 4 of Meadow Valley Estates, as of record in Plat Book 8250, Page 617, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property coveyed to Sammy Burnett and wife, Brenda Burnett by deed from Bullock Avenue Land Trust, Nick Martin, Trustee of record in Book 11228, Page 120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said William Scruggs and wife, Cladie Scruggs their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said William Scruggs and wife, Cladie Scruggs, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said William Scruggs and wife, Cladie Scruggs, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 22nd day of June, 1999.

Sammy Burnett
Sammy Burnett

Brenda Burnett
Brenda Burnett

0604713
IDENTIF. ↑ REFERENCE

99 JUN 28 PM 12:52

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

54.85 XCHECK 0101 02/28 0005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Sammy Burnett and wife Brenda Burnett, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 22nd day of June, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 30, 2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$11,850.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sammy Burnett
AFFIANT

Subscribed and sworn to before me this the 22nd day of June, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

November 30, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 506

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0604713

IDENTIF. & REFERENCE

99 JUN 28 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	11850.00
CON TX	43.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	54.85
CHECK	54.85

06/28/99 01 12:58 0001 5000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483482