Instr:200003230029469 Page: 1 OF 1
REC'D FOR REC 03/23/2000 9:41:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $369.63

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011073

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~September 8, 2001~~ 1-19-2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon M. Cruse	Volunteer Trust Mortgage Corporation	Map 108-08-0
(NAME) 3057 Reelfoot Drive	(NAME)	Parcel 255.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL LEE TUGWELL UNMARRIED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto BRANDON M. CRUSE AND WIFE, AMBER K. CRUSE , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Reelfoot Section III, of Record in Plat Book 6250, page 167 and 168, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Restrictive Covenants contained in an instrument of Record in Book 6160, page 278 and in Book 6177, page 105 Register's Office for Davidson County Tennessee; Subject to all matters as shown on Plat Book 6250, page s 167 and 168, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Miachael Lee Tugwell, unmarried by Warranty Deed from Michael B. Byrum and wife, Tamatha D. Byrum dated June 29, 1994 and of Record in Book 9402, page 44, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 3057 Reelfoot Drive, Nashville, TN 37204
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 17th day of March, 2000.

Michael Lee Tugwell

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, ~~Linda V. Jones~~ Jon Dohoda, a Notary Public in and for said State and County, Michael Lee Tugwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 17th day of March, 2000.

Notary Public

My commission expires: 1-19-2004