WARRANTY DEED

Instr:200005190050384 Page: 1 OF 2
REC'D FOR REC 05/19/2000 11:37:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $311.58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 2/2/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Scroggins	**NEW OWNER**	149-36.00
(NAME)	(NAME)	
2382 Una Antioch		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ginger Lynn Erskine, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Scroggins and wife, Brenda Cunningham

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:

Property located at 2382 Una Antioch Pike, Antioch, Tennessee, County of Davidson, AND:

Land in the Second, formerly the Fifth Civil District of Davidson County, Tennessee, described as follows:

Being all of Lot #1, and excluding all of Lot #2 on the Plan of Erskin Subdivision as of record in Book 11190, page 87, Register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Ginger Lynn Erskine by Quitclaim Deed on October 22, 1996, from Charles Marshall Erskine, II, which deed filed for record on October 25, 1996 in Book 10237, Page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 2382 Una Antioch, Antioch, Tennessee 37013
(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 12th day of May 2000

Ginger Lynn Erskine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ginger Lynn Erskine

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of May, 2005.

Commission expires _____

Notary Public

NORA K. WATTS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires 2/2/07

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 _____, _____ .

My commission expires _____

Notary Public