Instr:200006200061298 Page: 1 OF 2
REC'D FOR REC 06/20/2000 10:58:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $740.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Amanda L. Zeigler
1710 Bonner Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 131-03-0-107.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Edna W. Scruggs** hereinafter referred to as Grantors, hereby transfers and conveys to **Amanda L. Zeigler, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 42, Green Hills Subdivision, No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 70 feet on the north side of Bonner Avenue and runs back 167 feet 1 inch on the west line and 166 feet 5 inches on the east line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Edna W. Scruggs by deed from August Eckhoff and wife, Emma Eckhoff of record in Book 2803, page 27 in the Register's Office for Davidson County, Tennessee. The said Edna W. Scruggs having since died leaving her property to be disposed of according to a Last Will and Testament dated October 25, 1991 and of record in the Probate Court for Davidson County, Tennessee Docket #99P632 with Julie B. Murphy being named as Executrix with full power to sell.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 547, page 139 in said Register's Office.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1710 Bonner Avenue, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of June, 2000.

Estate of Edna W. Scruggs

Julie B. Murphy, Executrix

Julie B. Murphy, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie B. Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2000.

Notary Public

11/18/01
My Commission Expires

01949-BW