Davidson County DEEDWARR
Recvd: 09/19/00 14:11 3pgs
Fees:15.00 Taxes:332.63
20000919-0093184

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Allen W. Scruggs
4015 Marydale Drive
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 8 - 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS ($89,900.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KENNETH A. STEPHENS, SR., BARBARA STEPHENS BINKLEY, MARY ANN STEPHENS GOWER, and CLIFFORD R. STEPHENS, JR., hereinafter called GRANTORS, have this day bargained and sold and by these presents do transfer and convey to ALLEN W. SCRUGGS, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hickory Acres, Section 2, as of record in Book 2330, Page 117, as corrected by instrument of record in Book 2706, Page 224, Register's Office for said County.
>
> Said Lot No. 23 fronts 110 feet on the easterly side of Marydale Drive, and runs back 339.2 feet on the southerly line and 393.47 feet on the northerly line, to a dead line, measuring 190.42 feet thereon.
>
> Being the same property conveyed to C.R.Stephens and wife Mary Lee Stephens by deed from Dale Construction Company, Inc., of record in Book 2707, Page 5, Register's Office for Davidson County, Tennessee. Mary Lee Stephens is deceased, having been predeceased by her husband C.R.Stephens. By Affidavit of Heirship being recorded simultaneously herewith, said property was vested in the Grantors.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of September, 2000.

KENNETH A. STEPHENS, SR.

BARBARA STEPHENS BINKLEY

MARY ANN STEPHENS GOWER

CLIFFORD R. STEPHENS, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, KENNETH A. STEPHENS, SR., the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

12/16/01

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, BARBARA STEPHENS BINKLEY, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of ~~April~~ September, 2000.

NOTARY PUBLIC

My Commission Expires:

SHARI L. WILKES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires February 11, 2003

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, MARY ANN STEPHENS GOWER, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of September, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, CLIFFORD R. STEPHENS, JR., the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of September,

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $89,900.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of Septebmer, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

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