STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

Stephen B. Summers
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2000.

Notary Public

My Commission Expires: 11/15/01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/11/00 11:30 2pgs
Fees:11.00 Taxes:268.25
20001011-0101163

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephen Summers and Leigh Ann Summers
2258 Lebanon Road Unit 51
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Mortgage Investors Group
320 N. Cedar Bluff Rd, Ste. 200
Knoxville, TN 37923

MAP-PARCEL NUMBERS:
Map/Parcel: 095-03-0-A-051.00

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, **Marilyn C. Scruggs, a single woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephen Summers and wife, Leigh Ann Summers** 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:

Unit Number 51 in a horizontal property regime as shown on the Condominium Site Plan of Magnolia Square Condominiums of record in Book 6685, page 275 and 276 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul C. Scruggs and Marilyn C. Scruggs by Warranty Deed from James R. White of record in Book 9684, page 306 in the Register's Office for Davidson County, Tennessee. The said Paul C. Scruggs have since died the property vested in Marilyn C. Scruggs..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record as in Master Deed, more particularly in Book 6685, page 275 and 276, Register's Office for Davidson County, Tennessee.

All matters on a prior plat of record in Book 5200, page 702 in said Register's Office.

Master Deed of record in Book 6685, page 253; Book 8145, page 401 and in Book 10320, page 582 in said Register's Office.

By-Laws of record in Book 6685, page 277 in said Register's Office.

Any lien for Homeowner's Association Dues, if any.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2001 are a lien not yet due and payable.

This is improved property known as 2258 Lebanon Road Unit 51, Nashville, Tennesse 37214.

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 29th day of September, 2000.

Marilyn C. Scruggs by Jennifer Switzer attorney in fact

Marilyn C. Scruggs, by Jennifer Switzer, her Attorney in Fact.

Recorded as #20001005-0098907

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 Jennifer Switzer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Attorney in Fact for Marilyn C. Scruggs and acknowledges she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2000.

Notary Public

11-18-01
My Commission Expires

02336-BP