18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/17/00 13:38 3pgs
Fees:15.00 Taxes:85.10



20001017-0102940

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of September, 2000, by and between MERRELL STANLEY RIDLEY SCRUGGS, A MARRIED WOMAN, and LEWIS SCRUGGS, HER HUSBAND, hereinafter called Grantors, and LELAND D. WATTS, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, MERRELL STANLEY RIDLEY SCRUGGS, A MARRIED WOMAN, and LEWIS SCRUGGS, HER HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto LELAND D. WATTS, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 13.85 acres, U.S. Highway 70A, Huntingdon, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind herself and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LEWIS SCRUGGS, husband of MERRELL STANLEY RIDLEY SCRUGGS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Merrell Stanley Ridley Scruggs
MERRELL STANLEY RIDLEY SCRUGGS,
Signature of Seller

Lewis Scruggs
LEWIS SCRUGGS,
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MERRELL STANLEY RIDLEY SCRUGGS and HER HUSBAND, LEWIS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN

2819 GALLATIN ROAD
NASHVILLE, TN 37216

Property Address:

1232 JOSEPH AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 071-15, PARCEL 293.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$23,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 37 on the Plan of Sharpe and Horn's second addition, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the westerly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to KENNETH WAYNE RIDLEY AND WIFE, MERRELL STANLEY RIDLEY, by Warranty Deed from ANNIE MAE SSTANLEY, FEMME SOLE, of record in Book 5240, page 444, Register's Office for DAVIDSON County, Tennessee. The said KENNETH WAYNE RIDLEY AND WIFE, MERRELL STANLEY RIDLEY having since divorced, by Final Decree of Divorce dated July 28, 1997, and filed in the Register's Office for Davidson County, Tennessee, to Book 10655, page 101, the property vested solely in MERRELL STANLEY RIDLEY. Merrell Stanley Ridley since married and is now MERRELL STANLEY RIDLEY SCRUGGS. MERRELL STANLEY SCRUGGS has since filed Chapter 13 Bankruptcy and by Order Allowing Debtor To Sell Real Estate And Modify Plan, dated September 25, 2000, the said bankruptcy court has allowed the herein conveyance.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 071-15, PARCEL 293.00).

2. All matters as set forth on the Plan of record in Plat Book 161, page 53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Notice from Metropolitan Government of Nashville and Davidson County, Tennessee regarding the property being unfit for human habitation, daated August 25, 2000, of record in Instrument No. 20000929-0096611, said Register's Office.