File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-11-35-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/08/00 14:42 2pgs
Fees:11.00 Taxes:1147.00

20001208-0121308

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK C. SCRUGGS	SUNTRUST BANK	MAP 014
(NAME)	(NAME)	
3527 Binkley Road	1 Park Place, N.E.	PARCEL 059
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Atlanta, GA 30303	
(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, ROY S. NICKS AND WIFE, ANN GIBSON NICKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY JANE SCRUGGS, MARRIED

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:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated April 30, 1961; and by survey made by Mack Bennett, Jr., Registered Land Surveyor, dated May 13, 1986, as follows:

BEGINNING in the southerly margin of Binkley Road, at a point being the northwest corner of D. L. Boyd, Sr., Deed Book 5683, Page 21, Register's Office for Davidson County, Tennessee, and being the northeast corner of the within described tract; thence, South 18 degrees 42 minutes 59 seconds West 374.83 feet to a point; thence, South 11 degrees 08 minutes 23 seconds West 462.14 feet to a point on L. W. Hicks North line, said point being the southeast corner of this tract; thence, North 84 degrees 00 minutes 19 seconds West along the northerly line of said L. W. Hicks and H. Baldwin to a point being the southwest corner of this tract; thence, North 7 degrees 26 minutes 00 seconds East 879.63 feet to a point being the northwest corner of this tract and the southwest corner of J. M. Clinard, Deed Book 2705, Page 281, Register,s Office for Davidson County, Tennessee; thence, South 83 degrees 34 minutes 34 seconds East 435.18 feet to a point in the South line of said J. M. Clinard; thence, South 82 degrees 45 minutes 00 seconds East 185.50 feet to a point in the South margin of Binkley Road; thence, South 73 degrees 16 minutes 27 seconds East 247.70 feet along the South margin of Binkley Road to the point of BEGINNING.

BEING the same property conveyed to Roy S. Nicks, by Deed from Bobby W. Burrough and wife, Janice P. Burrough, of record in Book 8105, Page 817,

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unimproved ( )
This is improved (X) property, known as 3527 Binkley Road, Joelton, TN 37080
(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 our hand s this 6th day of December 2000

ROY S. NICKS

ANN GIBSON NICKS

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 ROY S. NICKS AND WIFE, ANN GIBSON NICKS

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 6th day of December, 2004

Commission expires May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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Register's Office for Davidson County, Tennessee. Said property was further conveyed to Roy S. Nicks and wife, Ann Gibson Nicks, by Deed from Roy S. Nicks, of record in Book 8207, Page 734, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.