Prepared By and Return To:
Title Enterprises, LLC
3354 Perimeter Hill Dr # 114
Nashville, TN 37211

Davidson County DEEDQC
Recvd: 02/09/01 09:32 3pgs
Fees:14.00 Taxes:0.00
20010209-0012848

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in Consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, TERESA BROWN and REGINA SCRUGGS, do hereby bargain, sell, release, remise, quitclaim and convey unto **REGINA A. SCRUGGS AND RONALD SCRUGGS**, my undivided interest in and to a certain tract or parcel of land in Davidson County, State of **TENNESSEE**, described as follows to wit:

See Exhibit A

Witness our hands this 30 day of January, 2000

Theresa Brown
TERESA BROWN

Theresa
Regina Scruggs
REGINA SCRUGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, **TERESA BROWN and REGINA SCRUGGS**, who acknowledged THEIR to be the person who executed the foregoing instrument .
Theresa

Witness my hand and official seal at DAVIDSON County,TENNESSEE, this 30 day of Jan, 2000.

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

Mary T. Hurst
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0- which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cherlyn M. Cooper
AFFIANT

Subscribed and sworn to before me this 30 day of Jan, 2000.

Mary T. Hurst
NOTARY PUBLIC
Commission expires:

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

Parcel No.60-01-169.00

NEW OWNER
REGINA AND RONALD SCRUGGS
3124 EWINGDALE DRIVE
NASHVILLE,TN

SEND TAX BILLS
SAME

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for said County.

Said lot No. 107 fronts 54.47 feet on the northwesterly side of Ewingdale Drive and extends back 126.24 feet on the northeasterly line and 133.53 feet on the southwesterly line to a dead line, measuring 61.6 feet thereon.

Being the same property conveyed to Willie Marilyn Frierson by Warranty Deed from Jesse R. Maggart and wife, Helen Maggart, dated December 8, 1971 and recorded December 9, 1971, in Book 4559, Page 896, Register's Office for Davidson County, Tennessee. The said Willie Marilyn Frierson is now deceased Theresa Brown & Regina Scruggs being the only heir as of Affidavit filed # 20061205-0114484
This conveyance is made 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 assumed by the Grantee(s) herein.

(1010032/2)