Box 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $80,000.00.

AFFIANT

Sworn to and subscribed before me this 28th day of September, 2001.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

Map & Parcel No. 92-04-269.00

Address of New Owner:
Tina Seay Scruggs
3323 Chesapeake Circle
Nashville, TN 37207

Send Tax Notices To:
Same.

Davidson County DEEDWARR
Recvd: 10/02/01 14:15 2pgs
Fees:13.00 Taxes:296.00

20011002-0106587

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JANICE P. LIPSCOMB, a married person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto TINA SEAY SCRUGGS, a married person, hereinafter referred to as Grantee, her heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 927 11th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO easements, building setback lines and certain restrictions of record at Book 361, page 146, in the Register's Office for Davidson County, Tennessee; and to the 2001 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

The spouse of Grantor JANICE P. LIPSCOMB, LURTON E. LIPSCOMB, joins in this conveyance, transferring any and all interest he may have in the subject property to the Grantee.

IN WITNESS WHEREOF, the said JANICE P. LIPSCOMB and LURTON E. LIPSCOMB have hereunto set their signature, this 28th day of September, 2001.

LURTON E. LIPSCOMB

JANICE P. LIPSCOMB

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 JANICE P. LIPSCOMB and LURTON E. LIPSCOMB, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this 28th day of September, 2001.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2001

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Exhibit "A": Legal Description.
Janice P. Lipscomb.

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

Lot No. 23 on the Plan of Johnson Bransford's Subdivision of Three Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, as of record in Book No. 361, page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 37 feet on the westerly side of 11th Avenue, North formerly Cumberland Street, and runs back between lines 154 feet, more or less, to an alley.

Being the same property conveyed to Janice P. Lipscomb by Warranty Deed from Landon Pate and Vivian C. Sharpe, dated November 18, 1994, recorded December 2, 1994, Book 9536, page 230, Register's Office for Davidson County, Tennessee.

This is improved property also known as 927 11th Avenue North, Nashville, Davidson County, Tennessee.

JPL, PP/
Initials