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Davidson County DEEDWARR
Recvd: 06/04/02 13:51 2pgs
Fees:13.00 Taxes:547.60

20020604-0067541

Realty Title 07

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Vicki L. Scruggs
Affiant

Subscribed and sworn to before me, this 31st day of May, 2002.

Carol R Rivers
Notary Public
My commission expires: 11/30/04

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES: NOVEMBER 30, 2004

07-0205-80152

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Vicki L. Scruggs	1st Trust Bank For Savings	171-03-0-B-274.00 CO
601 Old Hickory Blvd., #78	P.O. Box 17257	
Brentwood TN 37027	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian T. Carroll and wife, Portia Shafer, now Carroll,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vicki L. Scruggs, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 36, on the plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regime, as of record in Book 9700, page 957, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian T. Carroll and Portia Shafer, both unmarried, by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 200006120058270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 601 Old Hickory Blvd., #78, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 31st day of May, 2002.

Brian T. Carroll

Portia Shafer Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian T. Carroll and Portia Shafer Carroll**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 31st day of May, 2002.

Notary Public

My Commission expires 11/30/04

CAROL R [illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON CO TENN

MY COMMISSION EXPIRES:
NOVEMBER 30, 2004