Prepared By;
RETURN TO
TRANSCONTINENTAL TIT
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE
NASHVILLE TN 37214
DEAL # 4347

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-4347

Davidson County DEEDWARR
Recvd: 06/13/02 10:17 2pgs
Fees:13.00 Taxes:240.50
20020613-0072004

WARRANTY DEED

Maximum Principal Indebted
For Tennessee Recording Tax
Purpose Is $ 65,000.00

New Owner/ Property Being Conveyed
JOSEPH PRICE
3825 Hutson Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Map & Parcel:
061-14-015.00

This instrument, made and entered into on this the 1 day of June 2002, by and between, ALLEN W. SCRUGGS a unmarried man Party of the First Part, and JOSEPH PRICE a unmarried man Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of $ 65,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 175 ON THE PLAN OF MAPLE WOOD HEIGHTS SECOND SUBDIVISION OF RECORD IN BOOK 547, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ALLEN W. SCRUGGS, BY DEED FROM DENNIS E. MORGAN, DATED FEBRUARY 13, 1989 AND RECORDED FEBRUARY 23, 1989 IN BOOK 7777, PAGE 801, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

~~Also Being Further Conveyed to Joseph Price By Corrective Deed of Warranty Deed Being Recorded Simultaneously Herewith~~

PROPERTY ADDRESS: 3825 Hutson Avenue Nashville, TN 37216

TO HAVE AND TO HOLD unto the said Party of the Second Part, his successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, their successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

ALLEN W. SCRUGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, ALLEN W. SCRUGGS, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 7 day of June, 2002.

Notary Public
My Commission Expires

NOTARY PUBLIC AT LARGE WILSON COUNTY MY COMMISSION EXPIRES JUNE 10, 2002

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 $ 5,000 ,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

Subscribed and sworn to before me this the 7 day of June, 2002.

NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE MY COMMISSION EXPIRES JUNE 10, 2002

Notary Public

My commission expires

Name and Address of Property Owner:
JOSEPH PRICE
3825 HUTSON AVE
NASHVILLE, TN 37216

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103