Prepared by:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 107
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $106,900.00.

Vicki L. Scruggs
Affiant

Subscribed and sworn to before me, this 27th day of June, 2002.

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

CAROL R ... NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN
MY COMMISSION E... NOVEMBER 30, ...

File No. 80180

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mika M. Moser 5746 Brentwood Trace Brentwood TN 37027	SAME	160-14-0-B-046.00CO

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, **Vicki L. Scruggs**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mika M. Moser**, 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. 5746 on the plan of 2nd Revision Brentwood Trace Condominiums, as of record in Plat Book 5200, page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Scruggs, a single person by Warranty Deed from William Hill Boner, married of record in Book 9653, page 548, 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 5746 Brentwood Trace, 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. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind herself, her 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.

Davidson County DEEDWARR
Recvd: 07/03/02 10:35 2pgs
Fees:13.00 Taxes:395.53
20020703-0080072

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 27th day of June, 2002.

Vicki L. Scruggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicki L. Scruggs, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of June, 2002.

Notary Public

My Commission expires: 11/30/04

