PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: ST Title No: 43407

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/08/02 11:16 3pgs
Fees:18.00 Taxes:925.00

20020708-0081722

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert M. Scoggins Maren W. Scoggins Myles W. Scoggins 6708 Duquaine Ct. Nashville, TN 37205	Bank of America 1400 Best Plaza Drive Suite 101 Richmond, Virginia 23227

TAX MAP-PARCEL NUMBERS: 115-09-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Luedtke and spouse, Jill S. Luedtke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert M. Scoggins and spouse, Maren W. Scoggins and Myles W. Scoggins, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Eight, West Meade Estates of record in Book 3700, Page 31 Register's Office for said County.

Said Lot No. 171 fronts 150.00 feet on the broken easterly margin of Duquaine Court and extends back 226.6 feet on the northerly line and 389.52 feet on the southerly line to a dead line in the rear, measuring 207.69 feet thereon.

Being the same property conveyed to Jill S. Luedtke and husband, Richard J. Luedtke by Gary L. Boyd and wife, Patricia Queen Boyd of record in Book 11041, Page 167 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 31, said Register's Office, which Plan shows a 150 foot minimum building setback line from Duquaine Court and a 10 foot easement for public utility and drainage purposes along the rear & northerly line(s).

This instrument is executed on behalf of Richard J. Luedtke and wife, Jill S. Luedtke by William Arthur, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 6708 Duquaine Court, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of May, 2002 .

R. Luedtke by William Arthur, Jr. J.S. Luedtke by William Arthur, Jr.

Richard J. Luedtke By:William Arthur, Jr., Atty-in-Fact Jill S. Luedtke By:William Arthur, Jr., Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 7th day of May, 2002 , before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00

_____ Affiant

Sworn and subscribed before me this 7th day of May, 2002

_____ Notary Public

My Commission Expires: 9/8/06

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty 12/02

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 , **William Arthur, Jr.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard J. Luedtke and wife, Jill S. Luedtke** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2002

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires 7/26/2003

EXHIBIT "A"

To
Warranty Deed

FROM: Richard J. Luedtke and wife, Jill S. Luedtke

TO: Robert M. Scoggins and Maren W. Scoggins

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Arthur, Jr., Affiant

Sworn to and subscribed before me this

7th day of May, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003