

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Timothy Lee | Bank of America | Map: 142-04-0-A- |
| (NAME) | (NAME) | |
| 210 Old Hickory Blvd. Unit 67 | P. O. Box 1675 | Parcel: 067.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | Coraopolis, PA 15108 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, HUGH F. SCRUGGS, married, AND JENNIFER L. SCRUGGS, unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto J. TIMOTHY LEE, hereinafter called the GRANTEE, his heirs 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 all of that certain condominium apartment known as Unit No. 67, Belle Forest Condominium Apartments, as shown by plat appearing of record in Plat Book 5200, page 167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Hugh F. Scruggs and Jennifer L. Scruggs, father and daughter, by Warranty Deed of record in Book 10556, page 379 as re-recorded in Book 11020, page 454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed of record in Book 5438, page 699; By-Laws in Book 5438, page 742, Book 6082, page 866 as amended in Instrument No. 20020321-0034877; Charter for Homeowners' Association of record in Book 5460, page 987; Easement Agreement in Book 5074, page 945; and, any and all matters as shown on plat of record in Plat Book 5200, page 167; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/12/02 12:32 2pgs
Fees:13.00 Taxes:251.60



20020912-0111295

This is not the usual place of residence of Hugh F. Scruggs.

Unimproved ( )
This is improved ( X ) property, known as 210 Old Hickory Blvd. Unit 67, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that he 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 28th day of August, 2002.

Hugh F Scruggs by Nancy Otte Atty in Fact
Hugh F. Scruggs

Jennifer L Scruggs by Nancy Otte Atty in Fact
Jennifer L. Scruggs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Otte to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Hugh F. Scruggs and Jennifer L. Scruggs the bargainors, and acknowledged that she executed the same as the free act and deed of the said Hugh F. Scruggs and Jennifer L. Scruggs for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this the 28th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 1/26/05

NOTARY PUBLIC AT LARGE

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027