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Realty Title
48-A

Davidson County DEEDWARR
Recvd: 11/01/02 14:50 2pgs
Fees:13.00 Taxes:368.71

20021101-0134304

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $99,650.00.

Jennifer Stutts Dickerson
Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Subscribed and sworn to before me, this 25th day of October, 2002.

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

MY COMMISSION EXPIRES NOVEMBER 30, 2004

File No. 80412

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jennifer Stutts Dickerson	ABN AMRO Mortgage Group, Inc.	160-14-0-C051.00CO
751 Fox Ridge Drive	2600 W. Big Beaver Rd.	
Brentwood TN 37027	Troy, Michigan 48084	

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, **Florence R. Scruggs,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Stutts Dickerson**, hereinafter called the Grantees, their 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. 751 on the Plan of Brentwood Trace Condominiums, Section Two, as of record in Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Florence R. Scruggs , an unmarried woman by Warranty Deed from Romona M. Diddock, a single woman, of record in Instrument No. 20001102-0108659, 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 751 Fox Ridge Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees 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 Grantees, their 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 25th day of October, 2002.

Florence R. Scruggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 25th day of October, 2002.

Notary Public

My Commission expires: 11/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES: NOVEMBER 30, 2004