This instrument was prepared by:

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Davidson County DEEDQC
Recvd: 02/28/03 16:18 2pgs
Fees:12.00 Taxes:0.00
20030228-0027153

Address New Owner As Follows:	Send Tax to:	Map-Parcel Numbers
Regina Scruggs 3124 Ewingdale Nashville, TN 37207	Option One Mortgage Co. 3 Ada Irvine, CA 92618	60-01-169.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Ronald L. Scruggs in compliance with the Martial Dissolution Agreement executed on January 29, 2003, and for in consideration of the monetary sum of Zero and NO/100 Dollars (-0-) and the agreement in said case, does hereby convey, release and forever quitclaim unto Regina Scruggs, her heirs and assigns, his entire rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office for said County.
>
> Said Lot No. 107 fronts 54.47 feet on the northwesterly side of Ewingdale Drive and extends back 126.24 feet on the northeasterly line and 133.53 feet on the southwesterly line to dead line, measuring 61.6 feet thereon.
>
> Being the same property conveyed to Willie Marilyn Frierson by Warranty Deed from Jesse R. Maggart and wife, Helen Maggart, dated December 8, 1971 and recorded December 9, 1971 in Book 4559, Page 896, Register's Office for Davidson County, Tennessee. The said Willie Marilyn Frierson is now deceased leaving Theresa Brown and Regina Scruggs as the only heirs as of affidavit of heirship. Being the same property quitclaimed to Ronald and Regina Scruggs by Theresa Brown and Regina Scruggs in Register's Office of said County by Instrument Number 20010209-0012848.
>
> Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
>
> Whenever 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 29th day of January, 2003.

Ronald S. Scruggs

RONALD L. SCRUGGS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this the 29th day of January, 2003.

Suzanne Matthews

Notary Public

My Commission Expires: 9/30/06

