This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/04/03 10:55 2pgs
Fees:13.00 Taxes:440.30

20030404-0044698

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Robert A. Graves, Jr., et ux. 820 Tuckahoe Dr Madison TN 37115	SAME	Map: Parcel:	42-9 117 11D 8900

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Phyllis E. Scruggs**, a married person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Robert A. Graves, Jr., and wife Jane E. Graves** (the "Grantee"), her/his successors and assigns, all of her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Kemper Heights - Section 2, as of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phyllis E. Scruggs, an unmarried person, by deed from Bertha L. Simpson, of record in Book 8803, Page 610, Register's Office for Davidson County, Tennessee. The said Phyllis E. Scruggs having since married and is now one in the same as Phyllis E. Scruggs-Brown.

Kenneth D. Brown, spouse of Phyllis E. Scruggs-Brown, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of marriage.

The legal description provided herein is exactly the same as in the prior recorded deed.

This conveyance is made subject to:

1. 2003 taxes, which have been prorated and assumed by Grantee.
2. Matters shown on the Plan of record in Plat Book 2331, Page 104, Register's Office for said County.

This is improved property known as: 820 Tuckahoe Drive, Madison, Tennessee, 37115 .
(address) (city) (zip code)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs successors and assigns, against the lawful claims of all persons whomsoever.

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 our hands this 28th day of March, 2003.

GRANTOR - **PHYLLIS E. SCRUGGS-BROWN**

GRANTOR - **KENNETH D. BROWN**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHYLLIS E. SCRUGGS-BROWN** and **KENNETH D. BROWN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of March, 2002.

NOTARY PUBLIC

My Commission expires: 1-29-05

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration for this transfer, or value of property (whichever is greater) is $119,000.00.

AFFIANT -

Subscribed and sworn before me this 28th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 3/27/04

A:\Real Estate\Deeds\Brown\Warranty Deed