WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 07/23/03 14:20 2pgs
Fees:13.00 Taxes:518.00
20030723-0103253

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Torango Keith Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2003

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torango K. Scruggs (NAME)	UNION PLANTERS BANK, (NAME)	53-14A-10
1628 Comanche Run (ADDRESS)	401 Union Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jarral Yokley and Ava Yokley Carpenter, ~~XXXXXXXXXXXXXXX~~ both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Torango K. Scruggs and Amondrea Blackman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 10 on the Plan on THE WOODS OF NEELEY'S BEND, PHASE I, a Planned Unit Development, as of record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jarral Yokley and wife, Ava Yokley by deed from Hearthside Homes, LLC., an Indianma Limited Liability Company of record in Instrument No. 200001200006893, Register's Office for Davidson County, Tennessee. The said Jarral Yokley and wife, Ava Yokley having since divorced,*

Valencia B. Batson executes this instrument as Attorney-in-Fact on behalf of Ava Yokley Carpenter, pursuant to the Power of Attorney recorded in Instrument # 20030723-0103252, Register's Office for Davidson County, TN.

Valencia B. Batson executes this instrument as Attorney-in-Fact on behalf of Jarral Yokley, pursuant to the Power of Attorney recorded in Instrument # 20030723-0103251, Register's Office for Davidson County, TN.

*and pursuant to Final Decree filed June 4, 2003 in the Fourth Circuit Court of Davidson County, Tennessee, Ava Yokley was restored to her maiden name of Ava Colette Carpenter.
The said Ava Collette Carpenter, Ava Yokley, and Ava Yokley Carpenter being one and the same person.

unimproved ( )
This is improved (X) property, known as 1628 Comanche Run, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 21st day of July, 2003

Jarral Yokley
By: Valencia B. Batson
Valencia B. Batson, Attorney-in-fact

Ava Yokley Carpenter
By: Valencia B. Batson
Valencia B. Batson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VALENICA B. BATSON to me known to be the person who executed the foregoing instrument in behalf of JARRAL YOKLEY & AVA YOKLEY CARPENTER, and acknowledged that she executed the same as the free act and deed of the said JARRAL YOKLEY & AVA YOKLEY CARPENTER.

Witness my hand and official seal at Goodlettsville Tennessee, this the 21st day of July, 2003.

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____