Davidson County DEEDWARR
Recvd: 07/28/03 15:08 2pgs
Fees:13.00 Taxes:74.00

20030728-0105262

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.

Yvette A. Etter
Affiant

Subscribed and sworn to before me on this, 23 day of July, 2003.

Jacqueline Ann Wagner
Notary Public

My commission expires: 01/31/04.

This instrument was prepared by:

Jeffrey W. Blackshear
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jessie P. Scruggs 725 28th Avenue Nashville, Tennessee	P.O. BOX 423 Franklin, Tennessee 37065	092-06-369.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Yvette Etter, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jessie P. Scruggs, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 9 on L.S. Thuss Subdivision of part of the Barrow Lands, but plan not recorded.

Said Lot No. 9 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to VERA VESTAL, by deed of record in Book 1557, page 591, said Register's Office. The same Vera Vestal having since died. The Will of Vera Vestal recorded in Will Book 208, page 205, Davidson County Probate Court Clerk's Office devised the subject property to George E. Douglas, Jr. The said George Douglas, Jr. predeceased Vera Vestal leaving Yvette Etter as the sole heir at law and next of kin of Vera Vestal by affidavit of heirship by record of Instrument Number *.

* 20030728-0105261

This conveyance is made subject to:

1. 2002 taxes, which have been prorated and assumed by Grantee.
This is improved property known as 725 28th Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs 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 and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of July, 2003.

Yvette A. Etter
YVETTE ETTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within YVETTE ETTER, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 7th day of July, 2003.

Jacqueline Ann Wiggins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 01/31/04