WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

SCRUGGS-03MT0382

Davidson County DEEDWARR
Recvd: 12/11/03 08:51 1pgs
Fees:13.00 Taxes:432.53

20031211-0177509

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis J. Scruggs and wife, Alicia L. Scruggs	First American Real Estate Tax Service	50-07-132
(NAME)	(NAME)	
3913 Patton Hill Rd.	8435 North Stemmons Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Dallas, TX 75427	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GWENDOLYN SHANKS, UMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LEWIS J. SCRUGGS AND WIFE, ALICIA L. SCRUGGS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27, on the pland of Northbrook, Phase Two, Final Plat of record in Plat Book 9700, page 769, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gwendolyn D. Shanks, unmarried by Warranty Deed from Buddy Dunn Contractors, L.P. of record in Book 11727, page 801, Register's Office Davidson County, Tennessee, dated 10/29/99, filed 11/2/99.

unimproved ( )
This is improved (X) property, known as 3913 Patton Hill Rd., Nashville, Tennessee 37207
(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 my/our hand(s) this 24th day of November, 2003.

Gwendolyn Shanks, ~~unmarried~~ unmarried

GS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned GS, a Notary Public in and for said County and State, the within named Gwendolyn Shanks, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 2003.

My Commission Expires:
7/23/06

GEORGE R. WOODS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public