State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $69,808.08.

Subscribed and sworn to before me this 4th day of December, 2003.

NICOLE WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Affiant

My Commission Expires: 1-27-07

Notary Public

File No. N12837

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Willie L. Owens, Jr. Annette Owens		NAME: Willie L. Owens, Jr. Annette Owens	
STREET ADDRESS: 3227 Healy Court		STREET ADDRESS: 3227 Healy Court	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 050-10-0-037.00			

For and in 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, Dorothy S. Scruggs, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Willie L. Owens, Jr. and wife, Annette Owens

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 743, on the Plan of Parkwood Estates, Section Four, as shown by plat of record in Plat Book 3300, Pages 79-80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to James Edward Scruggs and wife, Dorothy S. Scruggs, by Deed from James V. Fowler and wife, Marcella B. Fowler, dated 09/28/73, recorded 09/28/73, in Book 4750, Page 820, in the Register's Office of Davidson County, Tennessee. The said Edward Scruggs now being deceased.

This is improved property known as 3227 Healy Court, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my 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.

WITNESS my hand this 4th day of December, 2003.

Dorothy S. Scruggs

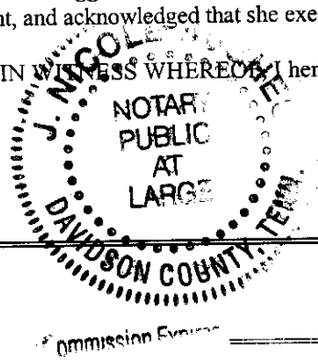
Davidson County DEEDWARR
Recvd: 12/12/03 12:11 2pgs
Fees:13.00 Taxes:258.29

20031212-0178391

State of Tennessee
County of Davidson } ss

On this the 4th day of December, 2003, before me, the undersigned Notary Public, personally appeared **Dorothy S. Scruggs**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires 1-27-07

Commission Expires

WARRANTY DEED