Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

DEDRA THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2003.

Notary Public
My commission expires: 1/29/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Loara Artiga-Mejias 114 Oriel Avenue Nashville TN 37210	New Owner	119-1/340.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diane M. King now Scruggs and husband, Mike Scruggs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loara Artiga-Mejias , hereinafter called the Grantees, their successors 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. 102 on the Plan of Barbara Heights Section 2 of record in Plat Book 3842, Page 270, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Diane M. King by deed dated 5/6/94 of record in Book 9341, Page 990, Register's Office for Davidson County, Tennessee. Diane M. King is now known as Diane Scruggs having married Mike Scruggs, who joins in the execution of this instrument to convey any/all marital interest he may have in said property. *Mike Scruggs being one and the same as Mikeal Scruggs.
SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 114 Oriel Avenue, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of December, 2003.

Diane M. Scruggs

Mike Scruggs
Mikeal Scruggs

Davidson County DEEDWARR
Recvd: 01/06/04 12:35 2pgs
Fees:13.00 Taxes:314.50

20040106-0001985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane Scruggs and Mike Scruggs, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained *Mikeal Scruggs

Witness my hand in Brentwood, TN, this 22nd day of December, 2003.

Notary Public

My Commission expires 1/29/05

DEDRA THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.