This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 04/16/04 11:16 2pgs
Fees:13.00 Taxes:839.90

20040416-0043046

STATE OF TENNESSEE)

COUNTY OF Davidson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$227,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of April, 2004.

Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE
WILLIAM DAVIS
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
VICTOR L. SCOGGIN AND WIFE, JULEE JONES		358 BELLEVUE ROAD BELLEVUE, TN 37221
	SAME ADDRESS	
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
142-0-66

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **RICHARD K. ADLER** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **VICTOR L. SCOGGIN AND WIFE, JULEE JONES** (Collectively "Grantee") the following described real estate located in **Davidson** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, IN THE 9TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF A ROADWAY, WHICH SOUTH MARGIN OF SAID ROADWAY IS 20 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACT OF THE N.C. AND ST. L. RAILWAY AT THE SOUTHEAST CORNER OF THE DEPOT LOT; THENCE ALONG THE EAST LINE OF SAID DEPOT LOT NORTH 16 DEG. EAST 150 FEET TO THE NORTHEAST CORNER OF THE SAME; THENCE NORTH 49 DEG. EAST 114 FEET TO A STAKE IN A GARDEN FENCE; THENCE EASTERLY 123 FEET TO A HACKBERRY TREE; THENCE SOUTHERLY 210 FEET TO A POINT IN THE SOUTH LINE OF SAID ROADWAY 174 FEET WEST OF AN ELM AND 20 FEET NORTH OF THE CENTER LINE OF SAID MAIN TRACT OF SAID RAILWAY; THENCE WESTERLY ALONG THE SOUTH MARGIN OF SAID ROADWAY PARALLEL TO THE CENTER LINE OF SAID MAIN TRACT 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD K. ADLER AND BARBARA JEAN BLOCK BY DEED FROM RAY H. SEIBER AND WIFE, IVA SEIBER, OF RECORD IN BOOK 5029, PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO AND NOW VESTED IN RICHARD K. ADLER BY QUITCLAIM DEED OF BARBARA JEAN BLOCK DATED JANUARY 1979 AND RECORDED FEB. 22, 1979 IN BOOK 5397, PAGE 874, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 358 BELLEVUE RAOD, BELLEVUE, TN 37221

This property is subject to all restrictive covenants of record in, all matters shown on the Plat of record and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 14th day of April, 2004.

Richard K. Adler

RICHARD K. ADLER (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD K. ADLER** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th **day of** April, **2004.**

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005