PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 45560

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/04 10:01 4pgs
Fees:23.00 Taxes:2553.00
20040503-0049854

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William V. Rolfe Cathryn J. Rolfe 424 Lynnwood Blvd. Nashville, Tennessee 37205	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 116-15-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$690,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward C. Scruggs III and Virginia Scruggs Jared**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William V. Rolfe and spouse, Cathryn J. Rolfe** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Scruggs Subdivision of record in Book 2900, page 76, Register's Office for said County.

Said Lot No. 2 fronts 110.0 feet on the easterly margin of Lynwood Boulevard, also known as Lynnwood Boulevard and extends back 380.8 feet on the southerly line and 383.63 feet on the northerly line to a dead line in the rear, measuring 110.0 feet thereon.

Being the same property conveyed to E. C. Scruggs, Jr., and wife, Annie M. Scruggs, by deed from Royal Oaks Land Company of record in Book 1367, page 262, said Register's Office. The said E. C. Scruggs, Jr., and Annie M. Scruggs have since died, with E. C. Scruggs, Jr., predeceasing Annie M. Scruggs. The Last Will and Testament of Annie M. Scruggs of record in Will Book 172, page 849, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Edward C. Scruggs, III, and Virginia Scruggs Jared, subject to the life estate of Maurice M. Scruggs. The said Maurice M. Scruggs has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Tract II

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 degrees East 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard northerly 15 feet to the southeast corner of the property conveyed to Scruggs, et ux, by deed from Royal Oaks Land Company of record in Book 1367, page 262, Register's Office for Davidson County, Tennessee; thence with the southerly boundary of Scruggs West 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin southerly 15 feet to the point of beginning.

Being the same property conveyed to Annie M. Scruggs by deed from Rose Martin, Trustee, as the sole surviving shareholder and director of The Royal Oaks Land Company, of record in Book 6877, page 804, said Register's Office. The said Annie M. Scruggs has since died. The Last Will and Testament of Annie M. Scruggs of record in Will Book 172, page 849, said Register's Office, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Edward C. Scruggs, III and Virginia Scruggs Jared, subject to the life estate of Maurice M. Scruggs. The said Maurice M. Scruggs has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Tract III

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 degrees eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 5 feet thence North 85 degrees westwardly 380 feet, more or less to the easterly margin of Lynwood Boulevard; thence with said margin northerly 5 feet to the point of beginning.

Being the same property conveyed to Edward C. Scruggs, III and Virginia Shaw Jared, as tenants in common, subject to a life estate in Maurice Scruggs. By deed from Frederic A. Scarola and wife, Lyn McNally Scarola of record in Book 9648, page 678, said Register's Office. The said Maurice Scruggs has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, page 76 , said Register's Office, which Plan shows 90 foot minimum building set back line from Lynwood Boulevard also known as Lynnwood Boulevard; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4298, page 428, said Register's Office; Easement for sanitary sewers to the City of Belle Meade of record in Book 7483, page 862, said Register's Office.

This instrument is executed on behalf of Virginia Scruggs Jared by Edward C. Scruggs, III as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 424 Lynnwood Blvd., Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004 .

Edward C. Scruggs III

Virginia Scruggs Jared by Edward C. Scruggs III

Virginia Scruggs Jared By:Edward C. Scruggs, III, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 30th day of April, 2004, before me the undersigned authority, personally appeared **Edward C. Scruggs III** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $690,000.00

William V. Ralph

Affiant

Sworn and subscribed before me this 30th day of April, 2004

Notary Public

My Commission Expires: _____

My Commission ...

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Edward C. Scruggs, III** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Virginia Scruggs Jared** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Edward C. Scruggs III and Virginia Scruggs Jared

TO: William V. Rolfe and spouse, Cathryn J. Rolfe

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Edward C. Scruggs, III, Affiant

Sworn to and subscribed before me this

30th day of April, 2004

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007