Davidson County DEEDWARR
Recvd: 05/02/04 13:24 2pgs
Fees:13.00 Taxes:384.80
20040602-0064518

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.
MY COMMISSION EXPIRES: JANUARY 28, 2005

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$104,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2004.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return to
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael J. Scruggs	**Michael J. Scruggs**	**096-11-076.00**
617 Templewood Court	**617 Templewood Court**	
Nashville, Tn 37214	**Nashville, Tn 37214**	

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 ACKNOWLEDGE, WE,

Sherry Shepherd Yoder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Scruggs, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 620 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, page 10 and 11, RODC Tennessee. Said Lot No. 620 fronts 65 feet on the northeasterly side of Templewood Court, and runs back between lines 180 feet on the northwesterly side, and 198 feet on the southeasterly side, to an irregular line in the rear, measuring 115 thereon.

Being the same property conveyed to Sherry Shepherd Yoder by deed from Margie Shepherd Agnew and James R. Shepherd, Jr. dated 3/10/03 and recorded 4/4/03 in Instrument # 200304040044582, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recordedin Plat Book 2331, pages 10 and 11; Restrictive Covenants as contained in Book 2334, page 307 for said County.

This is improved (__X__) Unimproved (____) property, known as **617 Templewood Court, Nashville, Tn 37214**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **28th** day of **May, 2004.**

Sherry Shepherd Yoder
Sherry Shepherd Yoder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Sherry Shepherd Yoder,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **May, 2004.**

_____
Notary Public

My Commission Expires:_____

