THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23112-07-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. x _____ Affiant Subscribed and sworn to before me this 13th day of July, 2004. _____ Notary Public My Commission Expires:

ELIZABETH SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Edward C. Scruggs, III Kay S. Scruggs ~~1900 Richard Jones Road #B-205~~ 423 Lynwood Blvd. Nashville, TN ~~37215~~ 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.15-0A Parcel No. 073.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald J. Mabe, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward C. Scruggs, III and wife, Kay S. Scruggs** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1900 Richard Jones Road #B-205, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of July, 2004.

_____ _____

Ronald J. Mabe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ronald J. Mabe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2004.

_____

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/14/04 15:31 2pgs
Fees:13.00 Taxes:240.50

20040714-0084119

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unity No. B-205 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to Ronald J. Mabe, unmarried by deed dated May 28, 2003 from Jana J. Dickson and Vivian V. Burns, both unmarried of record in Instrument No. 20030611-0080683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes which have pro-rated and assumed by the Grantee;
2. First Amendment to By-Laws of Green Hills Terrace, of record in Book 9830, page 181;
3. Covenants, Conditions, Restrictions and Agreements of record in Book 5304, page 702, as amended in Book 7841, page 557;
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3879, page 569;
5. All matters appearing on the Plan of record as Book 5200, page 64; and
6. Easement for common use of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee.