WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 08-28-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 23rd DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 3/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DaVeina M. Scruggs (NAME)	SAME (NAME)	136-10-O-B-26CO
3511 Seneca Forest Dr. #4 (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Angela M. Duke, n/k/a Angela M. Duke Tucker and husband, Michael Tucker

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

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

Described property located in Davidson County, Tennessee, being Lot No. 47, Unit 47, Condominium Site Plan or Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being the same property conveyed to Angela M. Duke by deed dated 11/21/95 from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 9914, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Angela M. Duke is now known as Angela M. Duke-Tucker by virtue of her marriage to Michael Tucker.

Michael Tucker executes this instrument to convey any and all rights he may have; especially his marital rights.

Davidson County DEEDWARR
Recvd: 07/29/04 10:44 2pgs
Fees:13.00 Taxes:305.25

20040729-0090806

unimproved ( )
This is improved (X) property, known as 3511 Seneca Forest Dr. #4, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this ~~28th~~ 23rd day of July, 2004

Angela M. Duke n/k/a Angela M. Duke-Tucker

Michael Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela M. Duke, n/k/a Angela M. Duke Tucker and Michael Tucker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th 23rd day of July, 2004.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

CHARLES A SULLIVANT JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
My Commission Expires