RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43251

Davidson County DEEDWARR
Recvd: 08/17/04 10:34 2pgs
Fees:13.00 Taxes:438.45
20040817-0099225

WARRANTY DEED

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 13th DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
PAMELA BURTON SOUSA et vir **103 Anthony Street** **Old Hickory, Tennessee 37138**	First Horizon Home Loan Corp P.O. Box 7481 Springfield, Ohio 45501	**54-13-5** **LW 4060**

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 ACKNOWLEDGED **We, JASON P. SCOGGIN and wife, JENNIFER R. SCOGGIN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA BURTON SOUSA and husband, MANUEL LOUIS SOUSA**

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:

A certain tract or parcel of land located in Davidson County, Tennessee, being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carters Corner; thence along his line, North 48 deg. 29' West, 280 feet to a point; thence South 41 deg. 31' west 100 feet to a point; thence South 48 deg. 29' east 280 feet to a point in the approximate center of Anthony Avenue; thence with the center of the same, north 41 deg. 31' east 100 feet to the beginning.

Being the same property conveyed to Jason P. Scoggin and wife, Jennifer r. Scoggin by deed from Billy R. Gross and wife, Eva Jean Gross, of record in Instrument Number 20020520-0061418, Register's Office for Davidson County, Tennessee.

This is Improved property known as **103 Anthony Avenue, Old Hickory, Tennessee 37138**

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 our hands this 13th day of August, 2004.

X _____
JASON P. SCOGGIN

X _____
JENNIFER R. SCOGGIN

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 JASON P. SCOGGIN and wife, JENNIFER R. SCOGGIN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13TH day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN