Davidson County DEEDWARR
Recvd: 10/07/04 10:35 2pgs
Fees:13.00 Taxes:495.80
20041007-0121107

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18940K

MAP/GROUP/PARCEL:
075-06-0/037.00

NEW OWNER'S NAME AND ADDRESS:
KENNETH BISHOP
4239 SWEDEN DRIVE
HERMITAGE, TENNESSEE 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SUZANNE N. SCRUGGS and CHRISTOPHER M. SCRUGGS, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto KENNETH BISHOP, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 278, ON THE PLAN OF HERMITAGE ESTATES, SECTION II, OF RECORD IN PLAT BOOK 3700, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 4239 SWEDEN DRIVE, Hermitage, TN 37076.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200208260103207, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SUZANNE N. SCRUGGS

CHRISTOPHER M. SCRUGGS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SUZANNE N. SCRUGGS and CHRISTOPHER M. SCRUGGS, WIFE AND HUSBAND, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 1st day of OCTOBER, 2004.

NOTARY PUBLIC

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $134,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006