RECORD AND RETURN TO:
NATIONS TITLE AGENCY
5214 MARYLAND WAY
SUITE 208
BRENTWOOD, TN 37027

04TN06325

This instrument prepared by:
BOBBY D. DAVIS, Attorney at Law, 101 Shepherd Hills Drive, Madison, Tennessee 37115

ADDRESS NEW OWNER:
Meatrice Annie Lee Scruggs
4208 Grandville Boulevard
Nashville, Tennessee 37207
Map: **32-14**
Parcel: **8**
FB#: **10D-50401**

SEND TAX BILLS:
Same

Davidson County DEEDQC
Recvd: 10/08/04 12:18 3pgs
Fees:17.00 Taxes:0.00
20041008-0121977

QUITCLAIM DEED

THIS INDENTURE made this 11 day of May, 2004, between **Max W. Scruggs** (hereinafter referred to as "Grantor"), and **Meatrice Annie Lee Scruggs, individually,** (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Meatrice Annie Lee Scruggs, individually, her heirs and assigns, his interest in the following described property, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 30 on the Plan of Grande Villa, Section 1, as of record in Book 4675, Page 30, and corrected by instrument of record in Book 4910, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> **BEING** the same property conveyed to Max W. Scruggs and wife, Meatrice D. Scuggs, by deed of record in Book 7832, Page 80, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is subject to restrictive covenants of record in Book 4750, Page 533, said Register's Office; easements and setback lines as set forth on the above plan of record.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied. This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

MAX W. SCRUGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Max W. Scruggs**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 11 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 9/22/2007

MAGAN E. HUMPHRIES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Beatrice Scruggs
AFFIANT

BEATRICE SCRUGGS

Sworn to and subscribed before me, this the 24th day of September, 2004.

Kim L. Howell
NOTARY PUBLIC

My Commission Expires: 7/21/2007

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007