This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 03/30/05 14:48 2 pgs
Fees:13.00 Taxes:610.50
20050330-0034698

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of March, 2005, by and between Priscilla S. Stanton, an unmarried woman, and Jonathan E. Scruggs, an unmarried man, party of the first part, and Kathy S. Lund, an unmarried woman, and Stephen Eric Russell, an unmarried man, as joint tenants with rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for said County.
Said Lot 183 fronts 86.0 feet on the westerly side of Baton Rouge Drive and extends back 153.21 feet on the northerly line and 167.36 feet on the southerly line to a dead line at the rear measuring 65.62 feet thereon.

Being the same property conveyed to Priscilla S. Stanton, unmarried and Jonathan E. Scruggs, single, herein by Quit Claim Deed dated August 5, 2004 filed for record August 9, 2004 at Instrument No. 20040809-0095596, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 4175, Page 12, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Priscilla S. Stanton

Jonathan E. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Priscilla S. Stanton and Jonathan E. Scruggs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owners & Address : Kathy S. Lund and Stephen Eric Russell
4420 Baton Rouge Drive
Hermitage, TN 37076

Tax Parcel No.: 075-07-0-077.00

Property Address: 4420 Baton Rouge Drive
Hermitage, TN 37076

MAIL TAX BILLS TO: CTX Mortgage Company, LLC
801 94th Ave. North
St. Petersburg, FL 33702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.