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WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00
Rhonda Scruggs
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 2005
D. Annette Maples
Notary Public
MY COMMISSION EXPIRES: 11-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Scruggs (NAME)	Same As New Owner (NAME)	MAP 041-00-0
107 South Valley Road (ADDRESS)	(ADDRESS)	PARCEL 119.00
Hendersonville, TN 37075 (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, Charles J. Bradley, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Scruggs and wife, Rhonda 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:

LAND in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24 follow I-24 N 10 degrees 28' 02" W 514.65 feet to a concrete monument; thence N 19 degrees 38' 27" W 1217.97 feet to a concrete monument; thence, N 26 degrees 36' 18" W 402.26 feet to a concrete monument; thence N 19 deg. 51' 52" W 604.24 feet to a concrete monument; thence N 56 degrees 21' 44" W 367.17 feet to a concrete monument; thence N 0 degree 31' 19" W, 531.01 feet to a concrete monument; thence, N 20 degrees 26' 34" W, 199.83 feet to a concrete monument; thence N 19 degrees 38' 58" W, 75.00 feet to an iron pin, the point of beginning; thence, S 63 degrees 01' 25" W 803.67 feet to a point in the center of a 50' private drive; thence northwardly with the center of said drive and a 1145.38 foot radius curve to the left, 178.82 feet; said curve has a chord bearing and distance of N 38 degrees 13' 23" W, 178.64 feet; thence with a 190.00 foot radius curve to the right, 293.93 feet; said curve has a chord

CONTINUED

unimproved (X)
This is improved ( ) property, known as E/S Trail Hollow Ln W/S I-24, Whites Creek, TN 37189
(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 14th day of April 2005

Charles J. Bradley

Charles J. Bradley

Davidson County DEEDWARR
Recvd: 04/18/05 13:49 3 pgs
Fees:18.00 Taxes:111.00

20050418-0042887

LEGAL DESCRIPTION CONTINUATION

bearing and distance of N 1 degree 37' 17" E, 265.48 feet; thence, with a 1998.12 foot radius curve to the left, 277.01 feet; said curve has a chord bearing and distance of N 41 degrees 58' 04" E, 276.79 feet; thence, N 37 degrees 59' 46" E, 183.03 feet; thence, leaving said drive, N 63 degrees 01' 25" E, 365.17 feet to an iron pin on the westerly right of way line of I-24; thence, S 19 degrees 38' 58" E, 589.99 feet to the point of beginning, and containing 10.19 acres, more or less.

BEING the same property conveyed to Charles J. Bradley and wife, Sherry P. Bradley by Warranty Deed of record in Book 6204, page 275, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6890, page 703, said Register's Office, Sherry P. Bradley having since conveyed all of her right, title and interest, in and to subject property to Charles J. Bradley. Said Quitclaim Deed was re-recorded at Instrument No. * Register's Office for Davidson County, TN * 20050418-0042886

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

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 Charles J. Bradley, an unmarried man

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 4th day of April 2005.

Commission expires 11/25/06

A. Arsuette Maples
Notary Public

ANNETTE MAPLES NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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