PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/13/06 14:24 3 pgs
Fees:18.00 Taxes:447.70



20060213-0017282

WARRANTY DEED

THIS INDENTURE is made and entered into this 6th day of January, 2006, by and between RUTH ESTHER KILGORE, MARRIED, hereinafter called Grantor, and SHERRI L. SCRUGGS, UNMARRIED, and JIMMY LEE MEADOWS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RUTH ESTHER KILGORE, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto SHERRI L. SCRUGGS, UNMARRIED, and JIMMY LEE MEADOWS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7377 BIDWELL RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Sam E. Kilgore, husband of RUTH ESTHER KILGORE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Ruth Esther Kilgore
RUTH ESTHER KILGORE
Signature of Seller

Sam E. Kilgore
SAM E. KILGORE
Signature of Seller Spouse

INDIVIDUAL
STATE OF Alabama)
COUNTY OF Houston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH ESTHER KILGORE, joined by his wife, SAM E. KILGORE, the within named 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, at office, this 8TH day of ~~January~~ FEBRUARY, 2006.

Notary Public

My Commission Expires: 4-1-2009

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 1, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Name and Address of Property Owner:

SHERRI L. SCRUGGS and JIMMY LEE MEADOWS

7377 BIDWELL RD.
JOELTON, TN 37080

Property Address:

7377 BIDWELL RD., JOELTON, TN 37080
Person Responsible for Taxes:

SUNTRUST MORTGAGE
201 4TH AVE N. 7TH FLOOR
NASHVILLE, TN 37219

Map & Parcel #: MAP 14, PARCEL 107

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF WILSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **121000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jessica Talbott
Affiant

Sworn to and subscribed before me, a Notary Public, this 8TH day of ~~January~~ FEBRUARY, 2006.

Lissa Groom
Notary Public

My Commission Expires: 12.30.08

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-308J

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 46 on a survey of Division No. 2, H.T. Hays Tract, described according to a survey made by D.E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 6637.4 feet from the margin of Old Clarksville Pike; thence south 59 deg. west 905.5 feet to a point; thence south 3 deg. 30 min. west 121.34 feet to a point; thence north 59 deg. east 974.0 feet to a point in the southwest corner of Bidwell Road; thence with margin of bidwell Road, North 31 deg. west 100 feet to the beginning containing 2.16 acres, more or less.

Being the same property conveyed to Albert Garver and Grace Garver, by Warranty Deed from Willard Dickens and wife, Esther Dickens, of record in Deed Book 4348, Page 492, Register's Office for DAVIDSON County, Tennessee. Albert Garver and Grace Garver having subsequently conveyed said property to Albert Garver, Grace Garver and Ruth Esther Garver as Tenants in Common with Right of Survivorship by Warranty Deed of record in Book 4919, Page 689, said Register's Office, and subsequently thereto Albert Garver, Grace Garver and Ruth Esther Kilgore again conveyed all of their right, title and interest in and to said property through John B. Cobb, Trustee, to Albert Garver, Grace Garver and Ruth Esther Kilgore, as Tenants in Common with Right of Survivorship by Quitclaim Deed of record in Book 4943, Page 433, said Register's Office. The said Albert Garver and Grace Garver having both since died, fee title vests solely in Ruth Esther kilgore.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 107).
2. Unrecorded easements for roads and utilities, if any.

3. Restrictions of record in Book 3572, Page 3, amended at Book 4345, Page 606, Register's Office for DAVIDSON County, Tennessee.