THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14490

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Davidson County DEEDWARR
Recvd: 02/27/06 14:19 2 pgs
Fees:13.00 Taxes:351.50
20060227-0022416

Property Address:
3227 Healy Court, Nashville, TN 37207

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Willie L. Owens, Jr. and wife, Annette Owens,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy C. Scruggs, a single person**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 743, on the Plan of Parkwood Estates, Section Four, as shown by plat of record in Plat Book 3300, Pages 79-80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Dorothy S. Scruggs, unmarried, dated December 4, 2003, and recorded December 12, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200312120178391.

Annette Owens, having died on 09/06/05.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 24th day of February, 2006.

Willie L. Owens, Jr. {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 24th day of February, 2006, before me, the undersigned officer, personally appeared Willie L. Owens, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24th of February, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Dorothy C. Scruggs
3227 Healy Court
Nashville TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Fremont Investment & Loan
4343 Anchor Plaza Parkway
Ste. 150
Tampa, FL 33634Dorothy C. Scruggs

Tax Parcel ID#: 050-10-0-037.00