RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/06 14:52 2 pg:
Fees:13.00 Taxes:331.15

20060516-0057445

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of May, 2006

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Ray Nash 1205 Montgomery Ave. Nashville, TN 37207	New Owner	71-16-290.00

FOR AND IN 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,

Vanessa Scruggs, as her sole and separate property

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Ray Nash and wife, Kathy Nash

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, being Lot No. 383 and the south 20 feet of Lot No. 384, on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 383 and part of Lot No. 384 adjoins the front 50 feet on the easterly margin of North 9th Street, now known as Montgomery Avenue, and extends back between line, 116 feet on the southerly line of Lot 383 and 136 feet more or less, on the northerly line of Lot No. 384 to the west right-of-way of the L&N Railroad, measuring 55 feet, more or less.

Being the same property conveyed to Vanessa Scruggs, a married woman by quitclaim deed from Vanessa Davis, a single woman, of record at Instrument No. 20030403-0044123. The said Vanessa Davis and Vanessa Scruggs being one and the same person. Spouse, Roger Scruggs, being divested by court order, dockett #06D-928, dated 05/05/2006, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1205 Montgomery Ave., Nashville, TN 37207**
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 our hands this 11th day of May, 2006.

VANESSA SCRUGGS

Vanessa Scruggs

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 **Vanessa Scruggs** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2006.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Commission Expires:

Pamela B Matheney
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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, executed 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 _____ , Tennessee, this _____ day of May, 2006.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of May, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____ , Tennessee, this _____ day of May, 2006.

My commission expires:_____

_____
Notary Public

VMS