~~PREPARED BY & RETURN TO:~~
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

PREPARED BY:
~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
2528 Mt. Juliet Road
MT. JULIET, TN 37122
06TN01641

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
MY COMM. EXP. 03/3/2007

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 Mt. Juliet. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Scruggs **2940 Lera Jones** **Antioch, TN 37013**	New Owner	**150-06-0-160**

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,

Mario Sebree, unmarried

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

Michael E. Scruggs and wife, Connie W. 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:

A tract of land lying and situated in Davidson County, Tennessee, and being all of Lot No. 10 on the Plan of Revised, West Lake Subdivision, as shown by plat appearing of record in Plat Book 6250, page 785, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mario Sebree, unmarried, by Warranty Deed from Jeffrey Hurley and wife, Karen Annette Hurley, dated 05/28/04 and recorded 06/02/04 in Instrument # 20040602-0064697, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4914, page 404, in the Register's Office of Davidson County, Tennessee.

Subject to a Sanitary Sewer Easement of record in Book 7181, page 192, and a water Main Easement in Book 7181, page 209, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2940 Lera Jones, Antioch, TN 37013**
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.

Davidson County DEEDWARR
Recvd: 05/25/06 11:55 2 pgs
Fees:13.00 Taxes:606.43

20060525-0061580

Witness our hands this 23th day of May, 2006.

Mario Sebree

Mario Sebree

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Sebree 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 Mt Juliet, Tennessee, this 23th day of May, 2006.

Commission Expires: 2-24-09

Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.