Davidson County DEEDQC
Recvd: 06/13/06 10:52 3 pgs
Fees:17.00 Taxes:0.00
20060613-0070153

This Instrument prepared by (without an examination of title): Rick Himes, 5100 Poplar Avenue, Suite 2753, Memphis, TN 38137 & Patrick W. Walsh, P.C., 625 Plainfield Road, #330, Willowbrook, IL 60527, incident to the provision of title insurance.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor(s) SHAWN SCRUGGS (a married person) of 1109 S. Hampton Close, Antioch, Tennessee 37013, on this the 30th day of May, 2006, for and in consideration of the sum of One and no/100s Dollars, does hereby quit claim to Grantee(s) SHAWN SCRUGGS & TABITHA SCRUGGS (husband & wife) of 1109 S. Hampton Close, Antioch, Tennessee 37013, **as Tenants by the Entireties with the right of survivorship**, title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 262, ON THE PLAN OF PHASE 2, VILLAGES OF LONG HUNTER P.U.D., AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20010907-0097328.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20010531-0056382; CHARTER OF RECORD IN INSTRUMENT NUMBER 20010531-0056381; HOMEOWNER'S COMMON AREA OF RECORD IN INSTRUMENT NUMBER 200011204-0132938 AND, ANY AND ALL MATTERS AS SHOWN ON PLAT BOOK INSTRUMENT NUMBER 20020515-0059732; ALL IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

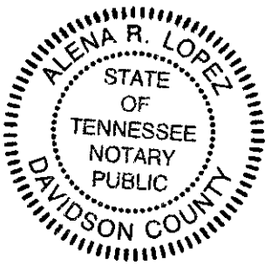
BEING THE SAME PROPERTY CONVEYED TO SHAWN SCRUGGS, A MARRIED MAN, BY DEED DATED MAY 9, 2003, FROM OLE SOUTH PROPERTIES, INC., OF RECORD IN DOCUMENT NUMBER 200305130064220, OFFICE OF THE DAVIDSON COURT CLERK.

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) this 30th day of May, 2006.

Shawn Scruggs
SHAWN SCRUGGS

ACKNOWLEDGMENT



STATE OF TENNESSEE }
} ss
COUNTY OF DAVIDSON }

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SHAWN SCRUGGS (a married person) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of May, 2006.

Notary Public

My commission expires: 3/20/10

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

SHAWN SCRUGGS
Affiant

STATE OF TENNESSEE }
} ss
COUNTY OF DAVIDSON }



Subscribed and sworn before me this the 30th day of May, 2006.

Notary Public

My commission expires: 3/20/10

The following information is not a part of this Deed:

Property Address: 1109 S. Hampton Close, Antioch, Tennessee 37013

Owner's Name and Address: SHAWN SCRUGGS & TABITHA SCRUGGS of 1109 S. Hampton Close, Antioch, Tennessee 37013

Parcel Number: 151-10-0A-150.00

Mail Tax Bills to: SHAWN SCRUGGS & TABITHA SCRUGGS of 1109 S. Hampton Close, Antioch, Tennessee 37013