Davidson County DEEDWARR
Recvd: 07/10/06 10:43 2 pgs
Fees:13.00 Taxes:1387.50

20060710-0082278

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melissa B. Scrushy

1705 Russell St.
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

08314036700

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ikard-Crosslin Companies, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to Melissa B. Scrushy, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the westerly 30 feet of Lot No. 94 and the easterly 20 feet of Lot No. 95 in the Subdivision of the Priest Home Place, a plan of which is not of record, according to an unregistered plan, said parts of said Lots 94 and 95 front together 50 feet on the northerly side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ikard-Crosslin Companies, Inc. by Warranty Deed from Kenneth L. Anderson, unmarried of record in Instrument No. 20050404-0036585, Register's Office for Davidson County, Tennessee dated March 31, 2005. Scrivener's Affidavit correcting notary commission of record in Instrument No. 20051123-0141704, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1705 Russell St., Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of June, 2006.

Ikard-Crosslin Companies, Inc.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Suzanne Ikard, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the President of Ikard-Crosslin Companies, Inc. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 6/30/2006.

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

Notary Public

My Commission Expires: _____

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.