GBEC OF TENNESSEE, INC.
404 BNA Drive Ste 300
NASHVILLE, TENNESSEE 37217

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF July, 06.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 404 BNA Drive Ste 300, NASHVILLE, TENNESSEE 37217		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Faye E Scruggs**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: **81-10-287**
(NAME) **1471 22nd Avenue North**	(NAME)	
(ADDRESS) **NASHVILLE, TENNESSEE 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Moreen S Scruggs and Doreen M Scruggs** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Faye E Scruggs unmarried** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

unimproved (✓)
This improved ( ) property, known as
1471 22nd Avenue North, **NASHVILLE,** **TENNESSEE 37208**
(House number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 day of **29th** day of **July, 2006.**

Moreen S Scruggs

Doreen M Scruggs

Davidson County DEEDWARR
Recvd: 08/02/06 15:41 3 pgs
Fees:18.00 Taxes:240.50
20060802-0094284

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Moreen S. Scruggs and Doreen M. Scruggs
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of July, 2006.

My Commission expires:

6/31/2010

H. GLENN BOLTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No 322, in the JM and GW Hardings Plan of Lots in North Nashville , as of record in Book 21, page 80, Register's Office for said county.

Said Lot No 322 fronts 50 feet on the westerly side of 22nd Avenue North, formerly known as Alamo Street, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Moreen S Scruggs and Doreen M Scruggs, both unmarried, by deed from Mattie S Johnson, unmarried, of record in Book 7495, page 410, dated March 18, 1988, said Register's Office.