Davidson County DEEDWARR
Recvd: 08/08/06 16:00 2 pgs
Fees:13.00 Taxes:629.00

20060808-0097575

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-MB-06-0443

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demetra A. Scruggs	Demetra A. Scruggs	
443 Kinsey Boulevard (ADDRESS)	(NAME) 443 Kinsey Boulevard (ADDRESS)	52-3-38
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROY M. KABIGTING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEMETRA A. SCRUGGS AND HUSBAND, JAMES C. SCRUGGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NOS. 47 AND 48, ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY T. W. BRILEY, COUNTY SURVEYOR, SUMNER COUNTY, TENNESSEE, OCTOBER 7, 1937. SAID LOT NOS. 47 AND 48 ARE DESCRIBED AS FOLLOWS: LOT NO. 47: BEGINNING ON THE EASTERLY MARGIN OF KINSEY HIGHWAY AT A POINT 1135 FEET SOUTH OF THE SOUTHERLY MARGIN OF NEW PROVIDENCE PASS, BEING THE CORNER OF LOT NOS. 47 AND 48; THENCE WITH SAID HIGHWAY SOUTHWARDLY 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 46; THENCE WITH THE NORTHERLY LINE OF LOT NO. 46 EASTWARDLY TO THE SOUTHWEST CORNER OF LOT NO. 90; THENCE NORTHWARDLY ALONG THE REAR LINE ADJOINING THE REAR LINE OF LOT NO. 90 A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT NO. 89 AND THE SOUTHWEST CORNER OF LOT NO. 48; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 48 WESTWARDLY TO THE POINT OF BEGINNING. LOT NO. 48: BEGINNING ON THE EASTERLY MARGIN OF KINSEY HIGHWAY AT A POINT 1135 FEET SOUTH OF THE SOUTHERLY MARGIN OF NEW PROVIDENCE PASS, BEING THE CORNER OF LOT NOS. 47 AND 48; THENCE EASTWARDLY ALONG THE NORTHERLY LINE OF LOT NO. 47 TO A POINT BEING AT THE SOUTHEAST CORNER OF THIS LOT; THE NORTHEAST CORNER OF LOT NO. 47; THE NORTHWEST CORNER OF LOT NO. 90 AND THE SOUTHWEST CORNER OF LOT NO. 89; THENCE ALONG A REAR LINE NORTHWARDLY AND ADJOINING THE REAR LINE OF LOT NO. 89 A DISTANCE OF 50 FEET TO A POINT BEING THE NORTHEAST CORNER OF THIS LOT; THE NORTHWEST CORNER OF LOT NO. 89; THE SOUTHWEST CORNER OF LOT NO. 88 AND THE SOUTHEAST CORNER OF LOT NO. 49; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 49 WESTWARDLY TO A POINT BEING THE NORTHWEST CORNER OF THIS LOT AND THE SOUTHWEST CORNER OF LOT NO. 49 AT THE EASTERLY MARGIN OF KINSEY HIGHWAY; THENCE ALONG THE EASTERLY MARGIN OF KINSEY HIGHWAY SOUTHWARDLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROY M. KABIGTING AND WIFE, ADELA A. KABIGTING BY INSTALLMENT DEED FROM EUGENE TAYLOR AND WIFE, MYRALENE WILSON TAYLOR, RECORDED ON THE 18TH DAY OF OCTOBER, 1976 IN DEED BOOK 5078, PAGE 831, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Adela A. Kabigting having since died (2/7/03) leaving Roy M. Kabigting as surviving tenant by the entirety. This Instrument is being executed in behalf of Roy M. Kabigting pursuant to a Power of Attorney executed by same on the 20th day of February, 2003, recorded in Instrument No. 20030305-0029274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record. County Taxes for 2006 have been assumed by new owner.

unimproved ( )

This is improved (X) property, known as 443 Kinsey Boulevard, Madison, Tennessee 37115

(House Number) (Street) (P O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of August, 2006.

Roy M. Kabigting by Estela Menie' Kabigting Bell,
Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of August, 2006, before me personally appeared Estela Menie' Kabigting Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roy M. Kabigting and who acknowledged he/she/they executed the same as the free act and deed of the said Roy M. Kabigting.

Witness my hand and official seal, this the 1st day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903