JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0930

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Anabel Fisher McHugh
Samuel T. Garner
6708 Duquaine Court
Nashville, TN 37205

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
MAP 115-9 - 065

Davidson County DEEDWARR
Recvd: 02/21/07 13:12 2 pgs
Fees:13.00 Taxes:1341.25
20070221-0021539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert M. Scoggins and wife, Maren W. Scoggins**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Samuel T. Garner, an unmarried man, and Anabel F. McHugh, an unmarried woman, as joint tenants with the rights of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Eight, West Meade Estates, as of record in Plat Book 3700, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Robert M. Scoggins and spouse, Maren W. Scoggins, and Myles W. Scoggins, married, by deed from Richard J. Luedtke and spouse, Jill S. Luedtke, dated May 7, 2002, of record in Instrument No. 20020708-0081722, Register's Office for Davidson County, Tennessee. The said Myles W. Scoggins conveyed his interest in the property to Robert M. Scoggins and wife, Maren W. Scoggins, by Quitclaim Deed dated March 12, 2003, of record in Instrument No. 20030318-0035745, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6708 Duquaine Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of February, 2006.

Robert M. Scoggins

Maren W. Scoggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert M. Scoggins and Maren W. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of February, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $362,500.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of February, 2006.

NOTARY PUBLIC

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-20-2010