THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/18/07 11:39 2 pgs
Fees:13.00 Taxes:92.50

20070518-0059614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00.

William R. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-26-01

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Scheibe	OWNER	MAP 72-12
1703 Marsden Avenue	P. O. Box 1024	PARCEL 75
Nashville, TN 37216	FAIRVIEW, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Russell Scruggs and Howard Allen Scruggs, Jr. and Nola Scruggs Holder and Harold Douglas Scruggs and Nettie Scruggs Holt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven D. Scheibe**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 38.5 feet of Lot number 144 and the westerly 23 feet of Lot number 145 on the Plan of Riverside Drive Subdivision, as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee.

Said parts of Lots number 144 and 145 front together 61.5 feet on the northerly side of Marsden Avenue and runs back 150 feet to an alley.

Being the same property conveyed to Howard A. Scruggs, Sr. and wife, Elizabeth Scruggs by deed recorded in Book 5038, page 868, said Register's Office. The said Howard A. Scruggs died August 29, 1993, leaving Elizabeth Scruggs as the survivor of their tenancy-by-the-entireties. The said Elizabeth Scruggs died November 20, 1999. Under her Last Will and Testament (recorded as instrument 20000131-0009642, said Register's Office) (also see Order to Probate filed herewith, from the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, entered May 9, 2007 under Docket number 07P-650) the property was devised unto her children, Howard Allen Scruggs, Jr., Harold Douglas Scruggs, William Russell Scruggs, Patricia Louise Scruggs, Nola Scruggs Holt and Nettie Scruggs Holt. The said Patricia Louise Scruggs died intestate, unmarried and without issue on May 10, 2004. Her surviving siblings were her sole heirs-at-law and are also the other Grantors under this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

( ) IMPROVED property known as **1703 Marsden Avenue, Nashville, TN 37216.**

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 we do covenant with the 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 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 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 hand(s) this the 16th day of May, 2007.

William Russell Scruggs

Howard Allen Scruggs, Jr.

Nola Scruggs Holder

Harold Douglas Scruggs

Nettie Scruggs Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Russell Scruggs, Howard Allen Scruggs, Jr., Nola Scruggs Holder, Harold Douglas Scruggs and Nettie Scruggs Holt** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2007.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires 1-26-08

Notary Public