Davidson County DEEDWARR
Recvd: 08/31/07 10:16 3 pgs
Fees:18.00 Taxes:277.50
20070831-0104862

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

# SPECIAL WARRANTY DEED

| | |
|---|---|
| **Grantor:** | **Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006.** |
| **Grantee:** | **Joseph W. Frierson** |
| **County:** | **Davidson County** |

| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
|---|---|
| Joseph W. Frierson<br>223 Madison Street, Suite 103<br>Madison, TN 37115 | **Map and Parcel No. (s):**<br>083010 22200 |

**Affidavit of Consideration**

| | |
|---|---|
| STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON) | |
| The actual consideration or value, whichever is greater, for this transfer is $75,000.00.<br><br>Joseph W. Frierson<br>Affiant | Subscribed and sworn to before me, this 31st day of August, 2007.<br><br>Notary Public<br>My commission Expires: 9-22-2007 |

D. JEFFERSON HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006,** (hereinafter, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto **Joseph W. Frierson**, (hereinafter "Grantee"), his successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves and their successors in trust to warrant and forever defend the title to the Property to Grantee, his successors, heirs and assigns, against the claims of all persons claiming by or through Grantors, but not otherwise.

**IN WITNESS WHEREOF,** Grantors have signed this Special Warranty Deed on this 30TH day of AUGUST, 2007.

**Randy L. Scruggs**
**Trustee of the Earl E. Scruggs Trust,**
**Established April 27, 2006**

**Gary E. Scruggs**
**Trustee of the Earl E. Scruggs Trust,**
**Established April 27, 2006**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30TH day of AUGUST, 2007.

Notary Public

My Commission Expires: 9-22-2007.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Joe Corley Subdivision of record in Book 4060, page 164, a resubdivision of Lot No. 1 on the map of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County, described as follows:

Beginning at a point on the westerly side of Gallatin Road (U.S. 31-E), said point being the common front corner of Lots Nos. 2 and 3; thence along the said margin of said road south 17° 00' west 100 feet to a concrete monument; thence north 82° 52' west 191.10 feet to a point; thence north 16° 51' east 100 feet to a point, said point being the common rear corners of Lots 2 and 3; thence along the dividing line between said lots, south 82° 51' east 191.35 feet to a point in the westerly margin of Gallatin Road (U.S. 31-E) the point of beginning.

Being a part of the same property conveyed to Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006, from Earl E. Scruggs, an unmarried person, by deed of record as Instrument No. 20070316-0032440 Register's Office for Davidson County, Tennessee, with Deed of Correction being filed on the same property of record as Instrument No. 20070413-0044700, said Register's Office.

This is improved property known as 926 Gallatin Avenue, Nashville, Tennessee 37206.

C:\Docs\EP\Scruggs\RealEsate\926GallatinRoad\Deed.wpd