RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S. 2nd Floor
Nashville, Tennessee 37212

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/03/09 09:54 2 pgs
Fees:13.00 Taxes:1609.50
20090203-0009055

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Dan M Broom
Affiant

Subscribed and sworn to before me, this 30th day of January 2008.

Melody A. Jenkins
Notary Public
My commission expires: My Commission Expires May 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert L. Scruggs, Trustee 55 Revere Park Nashville, TN 37205	Beth A. Smith 55 Revere Park Nashville, TN 37205	116-08-C-55.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Herzog, Trustee of The Albert R. Herzog Bypass Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert L. Scruggs, Trustee,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sugartree , Phase 1, Revision No. 2, as of record in Book 4860, pages 79-80, as amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy K. Herzog, Trustee of The Albert R. Herzog Bypass Trust by Quitclaim Deed from Dorothy K. Herzog, Successor Trustee of The Albert R. Herzog Living Trust, established by the Revocable Trust Agreement of Albert R. Herzog, dated August 19, 2007 of record in Instrument 200804090036138, said Register's Office, dated April 7, 2008. And being the same property conveyed to Albert R. Herzog and Dorothy K. Herzog, Trustee of The Albert R. Herzog Living Trust, established by the Revocable Trust Agreement of Albert R. Herzog, dated August 19, 2007 by deed from Albert R. Herzog of record in Instrument 200708310104769, said Register's Office, dated August 19, 2007. The said Albert R. Herzog having since died. And further being the same property conveyed to Albert R. Herzog by deed from Dorothy K. Herzog of record in Instrument 200708270102600, said Register's Office, dated August 19, 2007. And being the same property conveyed to Albert R. Herzog and wife Dorothy K. Herzog by deed from Gayle Fletcher Gruca and husband John Gruca of record in Book 8521, page 579, said Register's Office, dated December 27, 1991.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 55 Revere Park, Nashville, TN 37205

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. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of January, 2009.

The Albert R. Herzog Bypass Trust

By: Dorothy Herzog, Trustee
Dorothy Herzog, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Herzog**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Trustee of The Albert R. Herzog Bypass Trust, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Trustee of The Albert R. Herzog Bypass Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of January, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2008121059

Notary Seal [illegible]
but could not be repro[illegible]

Bill Garr[illegible]
Davidson County Regist[illegible]