Prepared by: John G. Doak, Sr., Atty., 2525 Lebanon Pike, Bldg. A, Nashville, TN 37214-2414, BPR #2343

Warranty Deed

From:	Calvin A. Hart, an unmarried person
To: New Owner	R. Scott Scragg, Tammy Scragg, and Paul R. Scragg, as Joint Tenants With Right of Survivorship
Address:	2619 Bluefield Ave, Nashville, TN 37214
Send Tax Bills To:	R. Scott Scragg, Tammy Scragg, and Paul R. Scragg
Address	2619 Bluefield Ave, Nashville, TN 37214
Map & Parcel	Map 95-11 parcel 118.00

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $ 31,500.00

Affiant

Sworn to and subscribed before me on 03/09/2009

Notary Public

My Commission Expires on: 11/07/2012

JOHN G. DOAK SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the the sum of Thirty-One Thousand Five Hundred ($31,500.00) Dollars, cash paid to the Grantor, Calvin A. Hart, (an unmarried person), the receipt and sufficiency of which said Grantor hereby acknowledges; Said Grantor, Calvin A. Hart, an unmarried person, has this day bargained and sold, and hereby transfers and conveys unto Grantees, R. Scott Scragg, Tammy Scragg and Paul R. Scragg, Good and Marketable Fee Simple Title in and to the following real estate in Davidson County Tennessee; *to wit:*

Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Cloverdale Subdivision, of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CALVIN A. HART, UNMARRIED, by deed from C. ERVIN FEEMSTER AND WIFE, DIANE FEEMSTER, of record in Book 9362, page 75, dated May 25, 1994, said Register's Office.

This is improved real property known as 424 Springview Drive Nashville TN, 37214

Sale is "AS IS" with respect to the condition of the property except as stated in paragraph 7 and those representations specifically made in the Contract to Sell and Purchase dated 03/10/2009.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, R. Scott Scragg, Tammy Scragg and Paul R. Scragg, as Joint Tenants With Right of Survivorship, heirs and assigns forever; and, Grantor, Calvin A. Hart, covenants that he is lawfully seized and possessed of said real estate in fee simple, that he has a good right to convey said real estate and that the same is unencumbered, except for metro, state and local taxes for 2009 which are a lien on the property but are not yet due and payable, two unpaid General Sessions judgments and unpaid metro state and county real property taxes for 2007, and 2008 plus penalties, interest and any court costs, all of which have been deducted from the $31,500.00 purchase price and shall be paid by Grantees after the closing; and,

Grantor further covenant/s and bind/s himself heirs and representatives, to warrant and forever defend the title to the said real estate to said Grantees, or the survivor or survivors of them, or their successors, heirs, and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor, Calvin A. Hart, an unmarried person, hereby sets his hand on 03/10/2009.

Davidson County DEEDWARR
Recvd: 03/10/09 12:49 2 pgs
Fees:13.00 Taxes:116.55

20090310-0021593

Calvin A. Hart

STATE OF TENNESSEE County of Davidson

Grantor, Calvin A. Hart, with whom I am personally acquainted or who provided adequate proof of identity, personally appeared before the undersigned, a Notary Public in and for Tennessee; and upon oath, swore to and subscribed the foregoing Warranty Deed and acknowledged that he, being an unmarried person and the Grantor named therein, had executed said instrument for the purposes set forth therein and as his own free act and deed, all on March 10th 2009.

Witness my hand and official seal or stamp in Davidson County, Tennessee on 03/10/2009.

Notary Public

My Commission Expires on: ~~11/07/2012~~.
11-14-2009

CINDY B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009