RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090019679 DEEDWARR Recvd: 03/25/09 10:03 2 pgs Fees:13.00 Taxes:555.00 20090325-0026845

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009458

MAP - PARCEL NO: 092-02-0-307

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
JOSEPH L. PERRY	SAME	RENASANT BANK
1008 A 32ND AVE N		1820 WEST END AVE.
NASHVILLE, TN 37209		NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WILLIAM F. SCRUGGS and wife, JESSYE P. SCRUGGS**, have bargained and sold and by these presents do transfer and convey unto **JOSEPH L. PERRY**, and **WILLIE D. PERRY**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Map of Lusk Subdivision of Lot No. 36 and the north half of Lot No. 37, Boyd McNairy's Plan of lots, which Plan is of record in Book 161, page 163, to which plan reference is hereby made for a more accurate description.

INCLUDED, BUT EXCLUDED FROM THE ABOVE DESCRIPTION IS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE BY MARTHA M. BROWN, OF RECORD IN BOOK 4149, PAGE 757, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to William F. Scruggs and wife, Jessye P. Scruggs, by Warranty Deed from C.E. Thomas, as Bishop of the 13th Episcopal District of A.M.E. Church, Successor of the Nashville District A.M.E. Church, of record in Book 7579, page 285, Register's Office for Davidson County, Tennessee, dated March 22, 1988.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2009 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 161, page 163, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 24th day of March, 2009.

WILLIAM F. SCRUGGS

JESSYE P. SCRUGGS
By: WILLIAM F. SCRUGGS, ATTORNEY-IN-FACT

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 **WILLIAM F. SCRUGGS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 24th day of March, 2009.

My Commission Expires:
12-18-12

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 24th day of March, 2009, before me personally appeared **WILLIAM F. SCRUGGS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JESSYE P. SCRUGGS**, and who acknowledged that he executed the same as the free act and deed of **JESSYE P. SCRUGGS**.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of March, 2009.

My Commission Expires:
12-18-12

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$150,000.00**.

Affiant

SWORN TO and subscribed before me on this 24th day of March, 2009.

My Commission Expires:
12-18-12

Notary Public