MAP 92-6; PARCEL 368, 11W-32680

Recording Information
BILL GARRETT, Davidson County Trans:T20100056793 DEEDWARR Recvd: 09/10/10 09:20 2 pgs Fees:13.00 Taxes:222.00 20100910-0071945

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Jessye P. Scruggs 118 Rucker Avenue Franklin, TN 37064	None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, **JEROME R. SCRUGGS, SR.**, hereinafter referred to as Grantor, has bargained and sold and by these presents does transfer and conveys unto **JESSYE P. SCRUGGS**, hereinafter referred to as Grantee, her heirs, successors and/or assigns forever, the following described property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map o L. C. Thuss Subdivision a part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County, to which plan reference is here made for a more complete description, said description being incorporated herein as if copied verbatim.

Being the same property conveyed by Jessye Patton Scruggs to Jerome R. Scruggs, Sr. by Quitclaim Deed of record in Book 8681, page 477, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs, successors and/or assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, her heirs, successors and/or assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever. Grantee will assume sole responsibility for the payment of the 2010 City and County Real Estate Taxes.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all and demand of all persons

whomsoever.

Toni Scruggs, the wife of Jerome R. Scruggs, Sr., joins in the execution of this instrument for the purpose of transferring to the said Grantee herein, any right, title or interest she may have in said real estate by virtue of her marriage to Jerome R. Scruggs, Sr.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature, this the 7 day of September, 2010.

Jerome R. Scruggs Sr.
JEROME R. SCRUGGS, SR.

Toni Scruggs
TONI SCRUGGS
Wife of Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Stephanie A. Glenn, a Notary Public in and for said county and state, the within named **JEROME R. SCRUGGS, SR. and TONI SCRUGGS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 7 day of September, 2010.

My Commission Expires:

2-26-2011

Stephanie A. Glenn
Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $60,000.00.

Wilma Scruggs Drake
Affiant

SWORN TO and subscribed before me on this the 7 day of September, 2010.

My Commission Expires:

2-26-2011

Stephanie A. Glenn
Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY