(D)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062128 DEEDWARR
Recvd: 10/01/10 13:47 2 pgs
Fees:13.00 Taxes:536.50
20101001-0078557

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00

Pam S Hawes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF SEPTEMBER, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03654 SCRUGGS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Russell Scruggs	Same	147-14-0-127.00
598 Hill Creek Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BERNICE L. PHARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RUSSELL SCRUGGS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 598 Hill Creek Drive, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of September, 2010.

Bernice L. Pharr
Bernice L. Pharr

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

Witness my hand and official seal at Franklin, Tennessee, this 27th day of September, 2010.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Hill Creek Drive said point being the common Westerly corners of Lots Nos. 411 and 412;

thence Northwardly with the Easterly margin of Hill Creek Drive 148.8 feet to a concrete monument; thence Eastwardly around a curve 36 feet to a concrete monument in the Southerly margin of Brewer Drive;

thence Eastwardly with the Southerly margin of Brewer Drive 91.7 feet to a concrete monument; thence Southwestwardly 126.1 feet to a point, said point being the common Easterly corners of Lots Nos. 411 and 412;

thence along the line between said two lots Westwardly 140.6 feet to the point of beginning.

Being the same property conveyed to Stanley M. Pharr** and wife, Bernice L. Pharr by Warranty Deed from Hallmark Construction Company, recorded on the 7th day ofOctober, 1965 in Book 3944, Page 285, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, CANDLESTICK FARMS, as recorded in Plat Book 3600, Page(s) 71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 3811, Page 978 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

**Stanley M. Pharr having since died on April 12, 2009.