BILL GARRETT, Davidson County
Trans:T20100072722 DEEDWARRSP
Recvd: 11/16/10 15:21 3 pgs
Fees:18.00 Taxes:212.75
20101116-0091786

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantor:	**Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006.**
Grantee:	**Donald A. Worrell, Sr.**
County:	**Davidson County**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Donald A. Worrell, Sr. P.O. Box 22562 Nashville, TN 37202	**Map and Parcel No. (s):** 04216017700

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $57,500.00. Donald A. Worrell, Sr. Affiant	Subscribed and sworn to before me, this 16th day of November, 2010. Notary Public My commission Expires: 8-23-201

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006,** (hereinafter, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto **Donald A. Worrell, Sr.**, (hereinafter "Grantee"), his successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves and their successors in trust to warrant and forever defend the title to the Property to Grantee, his successors, heirs

and assigns, against the claims of all persons claiming by or through Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have signed this Special Warranty Deed on this 16th day of November, 2010.

Randy L. Scruggs
Trustee of the Earl E. Scruggs Trust,
Established April 27, 2006

Gary E. Scruggs
Trustee of the Earl E. Scruggs Trust,
Established April 27, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2010.

Notary Public

My Commission Expires: August 23, 2011.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being the southerly 50 feet of the northerly 100 feet of Lots Nos. 17 and 18 on the Plan of Douglas-Levine Subdivision, in Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 17 and 18 fronts 50 feet on the easterly side of Douglas Street, and runs back between parallel lines 180 feet to the westerly line of Lot No. 16.

Included in the above description but excluded from this conveyance is a portion of the above described property being particularly described as follows: Being a part of Lots 17-18 of the Plat of the Douglas Levine Subdivision, of record in Book 547, page 44, described as follows: Beginning at the point of intersection of the east margin of Douglas Street and the south boundary of the C. L. Douglas property, thence along the said south boundary south 78 degrees 56 minutes east 30.0 feet to a point; thence south 10 degrees 57 minutes 35 seconds west 50.0 feet to a point, thence north 78 degrees 56 minutes west 30.0 feet to a point in the said east boundary, thence along the said easy boundary northwardly 50.0 feet to the point of beginning and containing 1500 square feet. Being the same property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Pallie Pauline Patton and Callie Maurine Patton, of record in Book 4834, page 155, Register's Office for Davidson County.

Being the same property conveyed to Earl E. Scruggs and wife, Louise Scruggs, from Pallie Pauline Patton and Callie Maurine Patton, by deed of record in Book 4840, page 789, Register's Office for Davidson County. And Louise Scruggs died on February 2, 2006, and Earl E. Scruggs became the sole owner of the property. And being a part of the same property conveyed to Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006, from Earl E. Scruggs, an unmarried person, by deed of record as Instrument No. 20070316-0032440, Register's Office for Davidson County, and by deed of correction of record as Instrument No. 20070413-0044700, Register's Office for Davidson County.

This is improved property known as 405 Douglas Street, Madison, Tennessee 37115.

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