

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF May, 2011.

NOTARY PUBLIC

My Commission expires: 9/29/14

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11040025

Roy Dean Scruggs and John Thomas Scruggs, Jr. and Michael Wayne Scruggs

Address of New Owner
Edi Pineda and Lidia Pineda, Husband and Wife
3618 Pin Hook Rd.
Antioch, TN 37013

Send Tax Bills To:
3600 Bentfield dr
Antioch TN 37013

Tax Information:
164-00-0-086.00

BILL GARRETT, Davidson County
Trans:T20110027760 DEEDWARR
Recvd: 05/10/11 09:30 2 pgs
Fees:13.00 Taxes:259.00
20110510-0035738

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roy Dean Scruggs and John Thomas Scruggs, Jr. and Michael Wayne Scruggs,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Edi Pineda and Lidia Pineda, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land Located in the 2nd Civil District of Davidson County, Tennessee further described as follows:

BEGINNING at an iron pin in the center of the Pinhook Road running North 500 feet to an iron pin; thence West 250 feet to an iron pin; thence South 500 feet to an iron pin in the center of Pinhook Road; thence East 250 feet with the said road to the beginning containing 3 acres, more or less and bounded as follows:

On the West side and on the North end and on the East side by the lands of Peanie Scruggs and on the South by the Pinhook Road and being part of the same land transferred by W. H. Timmons to Peanie Scruggs in Plan Book No. 1, page 77, Chancery Court Book No. 306, page 237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Dean Scrugg, John Thomas Scruggs, Jr., and Michael Wayne Scruggs, by deed from John Thomas Scruggs, Sr., dated June 28, 2002 and recorded July 3, 2002 as Instrument No: 20020703-0080479, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
3618 Pin Hook Rd., Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement of record at Book 4425, page 538, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. That portion of the property lying within the bounds of Pinhook Road and the rights of others to the use of same.

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(s) his/her/their heirs

and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs 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.

IN WITNESS WHEREOF, **Roy Dean Scruggs, John Thomas Scruggs, Jr., and Michael Wayne Scruggs** has/have caused this instrument to be executed, this the 7th day of MAY, 2011.

Roy Dean Scruggs

John Thomas Scruggs, Jr.,

Michael Wayne Scruggs

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Roy Dean Scruggs, John Thomas Scruggs, Jr., and Michael Wayne Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7th day of MAY, 2011.

My commission Expires: 4/29/14

NOTARY PUBLIC

LEWIS BRONER MCKAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 4/29/14