Record & Return To:
Harpeth Escrow, LLC
131 Saundersville Road, Ste. 210
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120004064 DEEDQC
Recvd: 01/18/12 09:57 2 pgs
Fees:12.00 Taxes:0.00
20120118-0004798

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kelly Eugene Williams William Ladd Williams Alma J. Scruggs 500 Southern Turf Drive Nashville, TN 37211	Same	10516001300

For and in consideration of the sum of Zero Dollars ($0.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, **Alma J. Scruggs,** hereinafter referred to as the GRANTOR(s), do hereby quitclaim and convey unto **Kelly Eugene Williams, William Ladd Williams and Alma J. Scruggs, retaining a Life Estate Interest**, hereinafter referred to as GRANTEE(s), all right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

Being Lot No. 32, Section Two, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 is more particularly described as follows:

Beginning at a point in the northerly margin of Southern Turf Drive, the same being a common corner of Lots 31 and 32; thence northwardly with the dividing line between Lots 31 and 32, 108.9 ft. to a monument; thence westwardly with the dividing line between Lots 32 and 33, 108.1 ft. to a point in the westerly margin of Seminole Avenue; thence southwardly with the westerly margin of Seminole Avenue, 102.3 ft. to a monument; thence around an arc to the right 35.97 ft. to a marker in the northerly margin of Southern Turf Drive; thence with the northerly margin of Southern Turf Drive, westwardly 125.1 feet to the point of beginning.

Being the same property conveyed to Harold B. Scruggs and wife, Alma J. Scruggs from John U. Wilson and wife, Louise Wilson by Warranty Deed dated September 24, 1954 and recorded on October 11, 1954 in Deed Book 2300, Page 25, in the Register's Office of Davidson County, Tennessee. The said Harold B. Scruggs died on November 25, 1996 per death certificate dated December 02, 1996, issued by Tennessee Department of Health, Davidson County, Tennessee.

Subject to:

A 20 foot permanent easement across a portion of Lot 32 of the Russwurm Heights Subdivision, as of record in Book 2083, Page 101, R.O.D.C., Tennessee; said easement being southeast of and adjacent to the northwesterly line of the aforesaid lot, said easement extending from the northeasterly line to the northeasterly margin of a 10 foot utility easement in the aforesaid lot.

A 10 foot temporary construction easement southeast of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned up completion of construction

Being part of the same property conveyed to H.B. Scruggs, Et Ux, the deed for which is of record in Book 2300, Page 25, R.O.D.C., Tennessee.

The Grantor herein hereby retains a life estate in and to the above described property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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, the GRANTOR(s) have hereunder set his/her/their hand(s) this 30th day of DECEMBER, 2011.

Alma J. Scruggs

Alma J. Scruggs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alma J. Scruggs** the within named bargainor(s), 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 purpose therein contained.

Witness my hand at office this 30th day of DECEMBER, 2011.

Billie Jo Finley

Notary Public

My Commission Expires: 10/19/2013

BILLIE JO FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN
My Commission Expires 10-19-2013

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 30th day of DECEMBER, 2011.

Billie Jo Finley

Notary Public

My Commission Expires: 10/19/2013

BILLIE JO FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN
My Commission Expires 10-19-2013

Prepared By:
Harpeth Escrow, LLC
131 Saundersville Road, Ste. 210
Hendersonville, TN 37075