Instrument Prepared By:
J. Carlton Drumwright
McCann, Hubbard & Solomon
1804 Williamson Court
Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120038231 DEEDQC
Recvd: 05/24/12 10:17 2 pgs
Fees:17.00 Taxes:0.00
20120524-0045050

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Address New Owners as Follows:
Amelia Joyner Scruggs and
William Scruggs, Jr.
5201 Regent Drive
Nashville, Tennessee 37220

Send Tax Bills To:
New Owner

Map-Parcel:
Map 160-03
Parcel 063.00

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add William Scruggs, Jr. to the title and to create a tenancy by the entirety, **Amelia Joyner Scruggs,** Grantor, does hereby quitclaim and convey her interest unto **J. Carlton Drumwright, Trustee**, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Haileywood Estates, Section VIIII, of record in Book 2854, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amelia C. Joyner, unmarried, from Lynda S. Gant, by Warranty Deed, of record in Book 7945, Page 910, Register's Office for Davidson County, Tennessee. Amelia C. Joyner conveyed her interest in said property to Amelia Joyner Scruggs, married, by Quitclaim Deed, of record in Instrument No. 20051215-0150595, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 16th day of May, 2012.

Amelia Joyner Scruggs

And now, I, the said **J. Carlton Drumwright, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Amelia Joyner Scruggs and William Scruggs, Jr., wife and husband,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 16th day of May, 2012.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Amelia Joyner Scruggs**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2012.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2012.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2012.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.