Box 29

BILL GARRETT, Davidson County
Trans:T20130079347 DEEDWARRSP
Recvd: 09/12/13 15:33 3 pgs
Fees:18.00 Taxes:277.50
20130912-0096529

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 Earl E. Scruggs Trust, established April 27, 2006**	
Grantee: **Salah Ayoub Girgis**	
County: **Davidson, Tennessee**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Salah Ayoub Girgis 202 A Central Avenue East Springfield, TN 37172	**Map and Parcel No. (s):** 042160192.00
Affidavit of Consideration	
STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $75,000. Salah Ayoub Girgis Salah Ayoub Girgis Affiant	Subscribed and sworn to before me this 11th day of September, 2013. Notary Public My commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires Nov. 5, 2014

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 **Salah Ayoub Girgis** (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. Grantors do 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 has signed this Special Warranty Deed on this 11th day of September, 2013.

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 11th day of September, 2013.

Notary Public

My Commission Expires: _____.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Lot No. 10 on the Map of Douglas-Levine's Subdivision at Madison of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the westerly side of Gallatin Pike and extends back between parallel lines 150 feet to an alley, said lot extending back along the southerly margin of Woodruff Street.

The property is subject to all restrictions, encumbrances and other matters of record set forth in Book 547, Page 44, Register's Office for Davidson County, Tennessee. The property is subject to 2013 Metropolitan Davidson County property taxes.

Being 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 Warranty Deed of record as Instrument No. 20070316-0032440, Register's Office for Davidson County, Tennessee. And being 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 Correction of record as Instrument No. 20070413-0044700, Register's Office for Davidson County, Tennessee.

This is improved property known as 310 A Gallatin Pike, Madison, Tennessee 37115.

C:\Docs\6-EA\Scruggs-Earl\RealEstate-310-Gallatin\Deed\Special Warranty Deed.wpd