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Prepared from information furnished by the parties without benefit of a title search.

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Carnell Scruggs

BILL GARRETT, Davidson County
Trans:T20140001684 DEEDQC
Recvd: 01/08/14 14:24 1 pgs
Fees:12.00 Taxes:0.00
20140108-0002167

Subscribed and sworn to before me this 6th day of January, 2014.

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Carnell Scruggs **P.O. Box 111314** **Nashville, TN 37222**	**SAME**	**069160086.00**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Lillie M. Scruggs, unmarried** by these presents does hereby transfer and quitclaim and convey unto **Carnell Scruggs,** her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being lot No. 8 on the map of the Subdivision of A.T. Putnam's 71/2 acre Tract, not of record, described according to a survey made by John Sullivan, County Surveyor, October 5, 1946 as follows:

Beginning on the southerly margin of Ashton Avenue at the northwest corner of Lot 7, same being the property conveyed to Jennifer J. Johns, unmarried by deed of record in Instrument No. 20051129-0143517, Register's Office, thence with the line between Lots 7 and 8, southwardly 225 feet to the northerly line of the U.S. Government property; thence westerly 70 feet to the corner of lots 8 and 9; thence with the line between said lots, northwardly 225 feet to the southerly line of Ashton Avenue, thence with the margin of said avenue eastwardly 70 feet to the point of beginning.

Being a part of the same property conveyed to Lillie M. Scruggs, unmarried by deed from Ruth Warnack Waller, Katherine W. Preuett, Thomas Henry Warnack, Julia A. Malone, Susan West, Sandra Moore, Pamela West and David West, heirs of Jettora Ligon Warnack, of record in Book 8214, Page 400, said Register's Office.

This is improved property, **1616 Ashton Avenue, Nashville, TN 37218.**

WITNESS my hand this 6th day of January, **2014.**

X Lillie M. Scruggs
Lillie M. Scruggs

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this 6th day of January, 2014, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Lillie M. Scruggs** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 6th day of January, **2014.**

Notary Public

My Commission Expires: 5/8/17