Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Benjamin R. Scott & James M. Gilmore
4107 Utah Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Columbia National, Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP **103**
GROUP **4**
PARCEL **350**

Davidson County DEEDWARR
Recvd: 05/12/04 08:49 2pgs
Fees:13.00 Taxes:526.14
20040512-0054512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kathryn Marion Keaton, married and Stanley Porter Marion, married** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Benjamin R. Scott and James M. Gilmore, as joint tenants with right of survivorship** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 84 on the Plan of West End Annex, of record in Plat Book 332, page 61,Register's Office for Davidson County, Tennessee. Said part of lot No. 84 fronts 50 feet on the southerly side of Utah Ave., formerly 7th Street and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Harry O. Marion and wife, Mildred Hart Marion by deed from L. J. Tidwell and wife, Marie C. Tidwell of record in Book 2149, page 227, Register's Office for Davidson County, Tennessee. The said Mildred Hart Marion predeceased her husband, Harry O. Marion, and the said Harry O. Marion died, and title thereto vested in the said Grantors, of record in Will Volume 5417-1197567, Seventh Circuit Court for Davidson County, Probate Division.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 4107 Utah Ave., Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 3rd day of May, 2004.

Kathryn Marion Keaton

Kathryn Marion Keaton

Larry Keaton

Stanley Porter Marion

Stanley Porter Marion

Beverly Marion

Beverly Marion

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathryn Marion Keaton, Larry Keaton, Stanley Porter Marion, and Beverly Marion** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of May, 2004.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $142,200.00.

Benjamin Ross Scott
AFFIANT

Subscribed and sworn to before me on this 3rd day of May, 2004.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004