WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,700.00

Janelle J. McGuire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005.

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin W. Scoggin	Justin W. Scoggin	
(NAME)	(NAME)	
1713 Overton Street	1713 Overton Street	53-7-22
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	Nashville, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051098

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Vicki Ann Chamblee, n/k/a Vicki Cooper and husband Timothy Cooper**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Justin W. Scoggin**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/02/05 12:30 3 pgs
Fees:18.00 Taxes:342.99
20050502-0048480

unimproved
This is improved X property, known as 1713 Overton Street, Nashville, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging; to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of April, 2005.

Vicki Ann Chamblee
Vicki Ann Chamblee, n/k/a Vicki Cooper

Timothy J. Cooper by Vicki Cooper
Timothy Cooper by Vicki Cooper, Attorney In Fact AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Vicki Ann Chamblee, n/k/a Vicki Cooper, the bargainor(s), 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 and official seal at Madison, Tennessee this 28th day of April, 2005.

Commission expires: 11/26/05

Janelle J. McGuire
Notary Public

JANELLE J. MCGUIRE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2005, personally appeared Timothy Cooper by Vicki Cooper, as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Cooper, and who acknowledged that she executed the same as the free act and deed of Timothy Cooper.

Witness my hand and official seal at Madison, Tennessee.

Commission expires: 11/26/05

Janelle J. McGuire
Notary Public

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

File No.: 20051098

EXHIBIT A

BEING part of Lot No. 28, Section "E", Village of Old Hickory, as shown on the revised plan, recorded January 6, 1950, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, more particularly described as follows:

TRACT 1: Beginning with an iron pin at the southwest corner of Lot No. 28, Section "E", Village of Old Hickory, and running thence the following courses and distances: (1) North 0° 47' East 69.0 feet to an iron pin; thence (2) South 88° 59' East 50.7 feet to an iron pin; thence (3) North 0° 47' East 19.0 feet to an iron pin; thence (4) South 88° 59' East 99.7 feet to an iron pin; thence (5) South 0° 56' West 88.0 feet to an iron pin; thence (6) North 88° 59' West 150.1 feet to an iron pin and the point of beginning, containing .28 acres more or less.

TRACT 2: Beginning with an iron pin at the northwest corner of Lot No. 28, Section "E", Village of Old Hickory, and running thence the following courses and distances: (1) South 88° 59' East 50.7 feet to an iron pin; thence (2) South 0° 47' West 19.0 feet to an iron pin; thence (3) North 88° 59' West 50.7 feet to an iron pin; thence (4) North 0° 47' East 19.0 feet to an iron pin and the point of beginning, containing 0.02 acres, more or less.

Property commonly known as: 1713 Overton St., Old Hickory, Davidson Co., TN 37138

BEING all of the same property conveyed to Vicki Ann Chamblee by Warranty Deed from Dorothy M. Slate, dated June 5, 1985 and filed of record in Book 6589, Page 65, Register's Office for Davidson County, Tennessee.