Davidson County DEEDWARR
Recvd: 04/21/06 13:50 2 pgs
Fees:13.00 Taxes:740.00
20060421-0046051

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
315 DEADERICK STREET, SUITE 1230
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Paul Scordas 2105 12th Avenue South Nashville, TN 37204	SAME	Map & Parcels 105-13-0057.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Mike Lee
AFFIANT

SWORN to and subscribed before me this 10th day of April, 2006.

Kris Morss
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **Donna McHaney, Trustee, and Donna McHaney Executrix of the Estate of Susie Mae Holmes**, by these presents do hereby sell and convey unto **Paul Scordas**, a single person, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING the southerly 50 feet of Lot 336 on the plan of the resubdivision of part of Belmont Land Company's Subdivision, called "Belmont Heights" as of record in Book 421, page 71, Register's Office for said county. Said part of Lot No. 336 fronts 50 feet on the westerly side of 12th Avenue, South, formerly Granny White Pike, or Middle Franklin Pike and runs back 130.5 feet on the southerly line and 128.5 feet, more or less, on the northerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Susie Holmes by Deed, recorded September 16, 1996, at Book 10191, Page 859 Register's Office for Davidson County, Tennessee. Susie Mae Holmes having died leaving a Last Will and Testament appointing Donna McHaney as Trustee and Executrix. Said Last Will and Testament being subject of probate in the estate of Susie Mae Holmes Davidson County Probate Case No.: 05P 1034 and the Last Will and Testament of record at Book , Page , Register of Deeds of Davidson County, Tennessee.

The current mailing address for said property is 2105 12th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable.

2. Subject to any and all matters as they may appear on the Plan of record in Book 421, page 71, Register's Office Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, her heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 10 day of April, 2006.

Susie Mae Holmes Trust

By: Donna McHaney-Trustee
Donna McHaney Trustee

Estate of Susie Mae Holmes

By: Donna McHaney-Executrix of Susie Holmes
Donna McHaney, Executrix of the
Estate of Susie Mae Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna McHaney, Trustee of the Susie May Holmes Testamentary Trust, and Executrix of the Susie Mae Holmes Estate the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges that she has executed this deed as Trustee of the Susie May Holmes Testamentary Trust that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna McHaney, Executrix of the Estate of Susie May Holmes, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges that she has executed this deed as Executrix of the Estate of Susie May Holmes that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 23, 2010