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

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Frederick Marion
3313 Elkins Avenue
Nashville, Tennessee 37209

Davidson County DEEDWARR
Recvd: 04/28/06 08:24 2 pgs
Fees:13.00 Taxes:333.00
20060428-0048672

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1724 Carothers Parkway, Suite 400
Brentwood, TN 37027

MAP **92-13**
GROUP
PARCEL **349.00**

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, **Nashville Housing Properties, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Frederick Marion and Milam Byers**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Hortense Place, of record in Plat Book 161, page 167, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 117 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back on the westerly line, 148 feet, more or less, and 150 feet, more or less, on the easterly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Nashville Housing Properties, LLC by deed from Nancy Ryans of record in Instrument no. 20050224-0020609, Register's Office for Davidson County, Tennessee.

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 2006 and subsequent years.

This is **improved** property known as **3313 Elkins Avenue, 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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this **the 21st** day of **April, 2006.**

Nashville Housing Properties, LLC

By: Kevin Miller by Fred Kane as Attorney in Fact
Kevin Miller by Fred Kane as
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

*pursuant to corporate resolution

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Fred Kane** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he is the **Attorney-in-fact for Kevin Miller of Nashville Housing Properties, LLC**, the within named bargainor, a limited liability corporation, and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Kevin Miller, an authorized officer.

WITNESS my hand and official seal this 21st day of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day
of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009