WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $233,000.00.

Affiant

Subscribed and sworn to me on May 26, 2006

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 05/26/06 15:13 2 pgs
Fees:13.00 Taxes:862.10

20060526-0062532

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel P. Smith, Trustee Adams & Reese 4242 Church St., Suite 2800 Nashville, TN 37219-2386	SAME	105-13-0057.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul Scordas, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel P. Smith, Trustee hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the southerly 50 feet of Lot 336 on the plan of the rsubdivision 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 by Warranty Deed dated April 10, 2006, recorded April 21, 2006, to Paul Scordas, a single man, from Donna McHaney, Trustee, and Donna McHaney Executrix of the Estate of Susie Mae Holmes, of record as Instrument No. 20060421-0046051, Register's Office for Davidson county, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 974, page 64, in the Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2105 12th Avenue South, Nashville, TN 37204

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hands on May 26, 2006.

Paul Scordas

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26, 2006, before me personally appeared Paul Scordas to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 26, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE