STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Sworn to and Subscribed before me on this the 15th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 08/18/06 16:06 2 pgs
Fees:13.00 Taxes:1017.50
20060818-0102393

Address of New Owners	Send Tax Bills To:	Map and Parcel Number:
Rebecca Valiska	same	0821603220
624 Boscobel Street		
Nashville, TN 37206		

WARRANTY DEED

For and in 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, **Scott E. Damon, a single individual**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca Valiska**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee described to-wit:

Being Lot No. 43 on the Plan of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee to which plan of reference is hereby made.

Being the same property conveyed to Scott E. Damon from Jennifer Adams by Warranty Deed dated September 1, 2005 and recorded as Instrument No. 20050307-0107648, Register of Deeds for Davidson County, TN.

This is improved property known as 624 Boscobel Street, Nashville, TN 37206

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, his 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 except for the following:

(A) 2006 Davidson County Property Taxes which have been prorated and will be paid in full by Grantees when due and payable.

(B) Subject to plan of record June 21, 1959, in Book 21, Page 45, Register of Deeds for Davidson County, Tennessee.

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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of August, 2006.

Scott E. Damon by Natalie Diane Coleman AIF

SCOTT E. DAMON BY **Natalie Diane Coleman** by [redacted]
Attorney in Fact
Book * , page * .

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

* Instrument Number 200608180102392

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, **Natalie Diane Coleman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney In Fact **Scott E. Damon,** respectively, the within named bargainor, and that she as such Attorney In Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **Scott E. Damon**, respectively by the said **Natalie Diane Coleman**.

WITNESS, my hand and official seal on this the 15 day of August, 2006

NOTARY PUBLIC

My Commission Expires: 1-21-08

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY