THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14711

Davidson County DEEDWARR
Recvd: 09/01/06 12:28 2 pgs
Fees:13.00 Taxes:284.90
20060901-0108361

Property Address:
2321 Booker Street, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas A. Rotzinger, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Betty Moore, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the westerly 50 feet of Lot No. 6 on the Map of the subdivision of lots 8, 9, and 10 of Boyd McNairy tract, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 6 fronts 50 feet on the southerly side of Booker, formerly Harding Street and runs back 192.8 feet, more or less, on the easterly line and 193 feet on the westerly line to an alley, measuring 50 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Kapital Achievement, LLC, dated February 10, 2006, and recorded March 14, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200603140029176.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of August, 2006.

Thomas A. Rotzinger by {Seal}
Thomas A. Rotzinger by J. Israel Gadson, Attorney-In-Fact
G. Israel Gadson Attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2006, before me personally appeared J. Israel Gadson, 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 Thomas A. Rotzinger, as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Thomas A. Rotzinger.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 31st day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $77,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of August, 2006.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Betty Moore
2321 Booker Street
Nashville, TN 37206

Person Or Entity Responsible For Payment Of Taxes:
Betty Moore
2321 Booker Street
Nashville, TN 37206

Tax Parcel ID#: 092-07-0-245.00