STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00.

Kim M. Marsilio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF September, 2006.

Notary Public
MY COMMISSION EXPIRES 9/07/10
File No. G6-1573D

Davidson County DEEDWARR
Recvd: 09/19/06 11:05 3 pgs
Fees:18.00 Taxes:258.63
20060919-0115838

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kim M. Marsilio, unmarried (NAME)	Bank of America, N.A. (NAME)	34-14-75
310 Aurora Avenue (STREET ADDRESS	9000 Southside Boulevard (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sandra Dobler, Executrix for The Estate of Mary Ruth Green Scruggs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim M. Marsilio, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 310 Aurora Avenue, Madison, TN 37115.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs 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. Whenever 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/our hand(s) this 11th day of September, 2006.

Sandra Dobler executrix
Sandra Dobler, Executrix for The Estate of Mary Ruth Green Scruggs

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 Sandra Dobler, Executrix for The Estate of Mary Ruth Green Scruggs, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2006.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sandra Dobler, Executrix for The Estate of Mary Ruth Green Scruggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2006.

My Commission Expires: 9/10/10

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____ Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2006.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 87, on the plan of Stanley Heights, as shown on plat of record in Book 3300, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 87 fronts 90 feet on the south margin of Aurora Street, and extends back 130.2 feet on the west line and 123.3 feet on the east line, to a line in the rear on which it measures 40 feet thereon.

Being the same property conveyed to Mary Ruth Green Scruggs , by Deed from Thomas F. LaBerge and wife, Pattie D. La Berge , dated February 19, 1983, of Record in Book 6010, Page 598, Register's Office for Davidson County, Tennessee. The said Mary R. Scruggs having since died testate and pursuant to the terms of her Last Will and Testament duly probated in the Probate Court for Seventh Circuit Court, Probate Division No. 06P86, for Davidson County Tennessee, having appointed Sandra Dobler to serve as Executrix, and directing and empowering the said Executrix to sell said property.