THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03364

First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/12/06 11:06 2 pgs
Fees:13.00 Taxes:714.10

20061212-0153183

Property Address:
1909 28th Ave North, Nashville, TN 37208 ---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, **Intercept Security Protective Agency, Inc., d/b/a Westport Development Co.**, existing under the laws of State of Tennessee, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel L. Roscoe, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 16, Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract (Plat Book 547, Page 4) as shown on plat of record at Instrument No. 20030516-0067328 and corrected at Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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 general warranty deed from Jack A. Oman, Trustee, dated February 25, 2003, and recorded March 14, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200303140034331.

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.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 17th day of November, 2006.

INTERCEPT SECURITY PROTECTIVE AGENCY, INC., D/B/A WESTPORT DEVELOPMENT CO.

By: Margaret Shields for Westport Dev Co Inc President

State of TENNESSEE
County of DAVIDSON

On this the 17th day of November, 2006, before me, the undersigned officer, personally appeared Margaret Shields, President of Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9.19.09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $193,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Nathaniel L. Roscoe
Affiant

Sworn to and subscribed before me this the 17th of November, 2006.

Notary Public

My Commission expires: 9.19.09

Name of Owner and Property Address:
Nathaniel L. Roscoe
1909 28th Ave North
Nashville, TN 37208

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Person Or Entity Responsible For Payment Of Taxes:
Nathaniel L. Roscoe
1909 28th Ave North
Nashville, TN 37208

Tax Parcel ID#: 081-06-0-A-016.00-CO