THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Resmae Mortgage Corporation
6 Pointe Drive
Brea, CA 92821

MAP PARCEL NUMBERS
81-16-O-244.00

Davidson County DEEDWARR
Recvd: 01/16/07 10:58 2 pgs
Fees:13.00 Taxes:442.15
20070116-0005969

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of December, **2006**, by and between **Successful Survivors, a/k/a Successful Survivors, Inc.,** party of the first part, and **John Gardner and Theresa Coppage, both unmarried,** as Joint Tenants with Rights of Survivorship party of the second part,

WITNESSETH: That for and in consideration of **$119,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being the easterly 45 feet of Lot No. 41 in McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for said county.

BEING the same property conveyed to Successful Survivors by deed from Ed Meek, of record in Book/Instrument No. 20030603-0075569, Register's Office, Davidson County, Tennessee, dated 5/29/03 and recorded 6/03/03.

The above referenced property is also known as 1030 Scovel Street, Nashville, Tennessee 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 21, page 23; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Successful Survivors, Inc.

By N. Curtis Bryant, Executive Director

STATE OF TENNESSEE, COUNTY OF Dawidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared N. Curtis Bryant, who is the Executive Director of Successful Survivors, Inc., and is to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained with complete and proper authority as the Executive Director of Successful Survivors, Inc.

WITNESS my hand and Notarial Seal at office this 22ND day of December, **2006.**

My commission expires 2/27/10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$119,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22ND day of December, **2006**.

NOTARY PUBLIC

My commission expires: 2/27/10

PROPERTY ADDRESS:
1030 Scovel Street
Nashville, TN 37208

Name and Address of new owner
John Gardner & Theresa Coppage
1030 Scovel Street
Nashville, TN 37208