Davidson County DEEDWARR
Recvd: 12/27/07 09:46 4 pgs
Fees:23.00 Taxes:1648.35
20071227-0147671

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007110068

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$445,500.00**

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

Sworn to and subscribed before me this 21st day of December, 2007.

Affiant

Notary Public

Address of New Owner:

M. Lee Barrett, Jr.
976 Murfreesboro Pike
Nashville, TN 37217

Send Tax Bills to:

New Owners

Map-Parcel Numbers:

See Page 4

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Imelda Y. Karlson (formerly known as Imelda G. Yago-Koppes, Imelda Yago, and Imelda G. Yago), and husband, William L. Karlson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M. Lee Barrett Jr., and wife, Pamela Kaye Barrett**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT 1: 2408 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot No. 18-A** on the Zone Lot Division of Lots 16, 17 and 18, Plan of Edge-O-Lake Villa, of record in Plat Book 6900, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Description taken from prior deed.

Being the same property conveyed to Thomas G. Koppes, and wife, Imelda G. Yago-Koppes, by deed from James L. Schwager, and wife, Raymunda Schwager, dated November 17, 1995, of record in Book 9865, Page 699, Register's Office for Davidson County, Tennessee. The said Thomas G. Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda G. Yago-Koppes.

TRACT II: 2438 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot No. 11-A** on the plan of Zone Lot Division, Plan of Edge-O-Lake Villa Lots 9 through 15, of record in Plat Book 5200, Page 644, as amended in Book 6900, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Description taken from prior deed.

Being part of the same property conveyed to Thomas Koppes, and wife, Imelda Yago, by Quitclaim Deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and Loan Association, dated September 12, 1991, of record in Book 8462, Page 568, Register's Office for Davidson County, Tennessee. The said Thomas Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda Yago.

TRACT III: 2440 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot No. 11-B** on the plan of Zone Lot Division, Plan of Edge-O-Lake Villa Lots 9 through 15, of record in Plat Book 5200, Page 644, as amended in Book 6900, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Description taken from prior deed.

Being part of the same property conveyed to Thomas Koppes, and wife, Imelda Yago, by Quitclaim Deed from Resolution Trust Corporation as Receiver for Lincoln Federal Savings and Loan Association, dated September 12, 1991, of record in Book 8462, Page 568, Register's Office for Davidson County, Tennessee. The said Thomas Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda Yago.

TRACT IV: 2462 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot No. 5-A** on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, Edge-O-Lake Villa, of record in Book 5200, Page 644, and as amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Description taken from prior deed.

Being part of the same property conveyed to Thomas G. Koppes, and wife, Imelda G. Yago, by deed from Ward D. Stiff, and wife, Lisa T. Stiff, dated September 9, 1992, of record in Book 8727, Page 41, Register's Office for Davidson County, Tennessee. The said Thomas G. Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda G. Yago.

TRACT V: 2478 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot 1-A**, on the Plan of Edge-O-Lake Villa, ZONE LOT DIVISION, RESUBDIVISION OF LOTS 1 AND 2, as shown on plat of record in Plat Book 6050, Page 99, amended in Plat Book 6900, Page 740, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

Being part of the same property conveyed to Thomas G. Koppes and wife, Imelda G. Yago, by Quitclaim Deed from Resolution Trust corporation, as Receiver of Lincoln Federal Savings and Loan Association, Mt. Carmel, Tennessee (successor in interest to the Resolution Trust Corporation, as Conservator of Lincoln Federal Savings & Loan Association on June 5, 1990), dated May 31, 1991, of record in Book 8372, Page 982, Register's Office of Davidson County, Tennessee. The said Thomas G. Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda G. Yago.

TRACT VI: 2480 Scott Valley Drive, Nashville, TN 37217

Land in Davidson County, Tennessee, being **Lot 1-B,** on the Plan of Edge-O-Lake Villa, ZONE LOT DIVISION, RESUBDIVISION OF LOTS 1 AND 2, as shown on plat of record in Plat Book 6050, Page 99, amended in Plat Book 6900, Page 740, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

Being part of the same property conveyed to Thomas G. Koppes and wife, Imelda G. Yago, by Quitclaim Deed from Resolution Trust corporation, as Receiver of Lincoln Federal Savings and Loan Association, Mt. Carmel, Tennessee (successor in interest to the Resolution Trust Corporation, as Conservator of Lincoln Federal Savings & Loan Association on June 5, 1990), dated May 31, 1991, of record in Book 8372, Page 982, Register's Office of Davidson County, Tennessee. The said Thomas G. Koppes having since died on February 5, 2004, thereby vesting title in the surviving spouse, Imelda G. Yago.

This conveyance is made subject to: Plat Book 5200, Book 644, amended in Book 6900, Page 605, Register's Office for Davidson County, Tennessee; Plat Book 6900, Page 605, Register's Office for Davidson County, Tennessee; Plat Book 5200, Page 644, as amended in Book 6900, Page 376, Register's Office for Davidson County, Tennessee; Plat Book 5200, Page 644, and as amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee; Plat of record in Book 6050, Page 99, amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes have been paid by Grantor.

This is improved property known as **2408, 2438, 2440, 2462, 2478 & 2480 Scott Valley Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of December, 2007.

Imelda G. Yago Karlson

Imelda G. Yago Karlson

William K. Karlson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Imelda G. Karlson and William K. Carlson,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2007.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

MAPS & PARCELS:

2408 Scott Valley Drive, Nashville, TN 37217	**14903009700**
2438 Scott Valley Drive, Nashville, TN 37217	**14903009000**
2440 Scott Valley Drive, Nashville, TN 37217	**14903011400**
2462 Scott Valley Drive, Nashville, TN 37217	**14903008400**
2478 Scott Valley Drive, Nashville, TN 37217	**14903008000**
2480 Scott Valley Drive, Nashville, TN 37217	**14903010400**