THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/22/08 12:01 2 pg
Fees:13.00 Taxes:1061.90
20080422-0041020

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Caissie	First State Bank	MAP 83-03
1306 Porter Road	2796 N. Highland; Suite C/D	PARCEL 46
Nashville, TN 37206	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Donna Louise Sager**, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly L. Caissie**

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"

Being the same property conveyed to Donna Louise Sager by deed dated February 10, 2006 and recorded as instrument number 20060221-0020218, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1306 Porter Road, Nashville, TN 37206.**

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. Wherever 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 our hand this the 21st day of April, 2008.

Donna Louise Sager by Mark R Sager
Donna Louise Sager

STATE OF TENNESSEE
Davidson County

On this 21 day of April 2009 personally appeared before me, MARK R. SAGAR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of DONA LOUISE SAGAR and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 21 day of April 2009

My commission expires: 1-9-12

JAMES A. WAECHTER
NOTARY PUBLIC
Notary Public
AT LARGE
DAVIDSON COUNTY, TENN

Exhibit "A"

a certain tract of land in Davidson County, Tennessee, described as follows:

Being parts of Lot Nos. 25 and 26 on the Plan of Sharp and Horn's 5th Addition, of record in Book 332, Page 70, Register's Office for Davidson County, Tennessee, described according to a Survey made by Stephen A. Draper, Surveyor, dated May 23, 1954; and further described according to a Mortgage loan inspection Survey by Campbell, McRae & Associates Surveying, Inc., dated September 15, 2003, License No. 1838, as follows:

Beginning at a point in the westerly margin of Porter Road, said point being located (1) northerly 58 feet along the westerly margin of Porter Road from the intersection thereof with the northerly margin of McKennie Avenue, formerly Carter Street, and (2) at the northeast corner of the property conveyed to Joe S. Richardson and wife, by Deed from Dolly White Parker and husband, of record in Book 2290, Page 299,said Register's Office; thence with the northerly line of said Richardson's property westwardly 210.45 feet to a point in the line between Lot Nos. 24 and 25 on said plan; said point being located northwardly 61 feet along the line between said Lots 24 and 25 from the northerly margin of McKennie Avenue; thence with the line between said Lots 24 and 25 northwardly 101.43 feet to a point, said point being located (1) southwardly 29.27 feet along the line between said Lots 24 and 25 from the southerly margin of a 13.5 foot alley and (2) at the southwest corner of the property conveyed to David L. Cook and wife, et al, by Deed from Dolly White Parker, of record in Book 5234, Page 208, said Register's Office; thence with the southerly line of said Cook's property eastwardly 231.0 feet to an iron pin in the westerly margin of Porter Road, said iron pin being located southwardly 67.73 feet along the westerly margin of Porter Road from an iron pin at the intersection of the westerly margin of Porter Road and the southerly margin of said 13.5 foot alley; thence with the westerly margin of Porter Road southwardly 75.6 feet to the point of beginning.