STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2008.

Notary Public
MY COMMISSION EXPIRES: 2-11-09
File No. G8-5257D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/25/08 13:22 2 pgs
Fees:13.00 Taxes:379.25
20080625-0065450

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fred M. Porter, unmarried (NAME)	New South Federal Savings Bank (NAME)	91-7-362
5215 Kentucky Avenue (STREET ADDRESS	210 Automation Way (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (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, **Kimberly C. Scott, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred M. Porter, 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:

Land in Davidson County, Tennessee, being the abandoned Western Portion of 53rd Avenue North between Kentucky Avenue and an alley to the rear thereof on the plan of record, as shown by plat of record in Plat Book 4929, Page 918, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 60 feet on the southerly side of Kentucky Avenue beginning at the North East corner of the property deeded to William Howard Hodges and wife, Doris L. Hodges of record in Book 3702, page 425, Register's Office for Davidson County, Tennessee, thence in a easterly direction 50 feet to the center of formerly 53rd Avenue North, thence South 150 feet and parallel with the easterly margin of the William Howard Hodges property, thence Westerly 50 feet to the south east corner of the William Howard Hodges property, thence along the easterly margin on the William Howard Hodges property toe the point of beginning.

BEING the same property conveyed to Kimberly C. Scott, a single person from U.S. Bank National Association as Trustee, by Special Warranty Deed dated March 4, 2004, as Instrument No. 200403310035903, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 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.

This is improved property, known as 5215 Kentucky Avenue, Nashville, TN 37209.

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 18th day of June, 2008.

Kimberly C. Scott

June 18, 2008
Date

STATE OF California

COUNTY OF RIVERSIDE }

RANDALL E. CAMPBELL
Commission # 1727474
Notary Public - California
Riverside County
My Comm. Expires Mar 26, 2011

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kimberly C. Scott, unmarried, the bargainor~~(s)~~, with whom I am personally 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 18th day of June, ~~2008~~.

My Commission Expires: 3-26-2011
JUNE 20, 2008

Notary Public

STATE OF California

COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ 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 18th day of June, 2008.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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