Davidson County DEEDWARR
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This document prepared by (and after recording return to):
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City, State, Zip: Nashville, TN 37212
Phone: 615-383-9903

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Please see below for Grantee address for tax statements

Map/Parcel no. 05203003800

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Demetra A. Scruggs and husband James C. Scruggs (together referred to herein as the "Grantor"), this day do bargain and sell, and by these presents do hereby grant, transfer and convey, unto Roy M. Kabigting (the "Grantee") that certain real property lying in Davidson County, State of Tennessee, together with all improvements and fixtures situated thereon, being more particularly described as follows:

SEE ATTACHED EXHIBIT A

And having the street address in Davidson County of 443 Kinsey Boulevard, Madison, TN 37115.

SUBJECT to all easements, rights-of-way, protective covenants and restrictions, and mineral reservations, of record, if any.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $165,695.24.

Affiant

Subscribed and sworn to before me this 31st day of October, 2008.

Notary Public
My Commission Expires: 3/10/2012

DOUGLAS M. KIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor, for Grantor and said Grantor's heirs, personal representatives, executors and assigns, forever hereby covenants with Grantee that said Grantor is lawfully seized in fee simple of the Property; that said Property is free from all encumbrances, unless otherwise noted herein; said Grantor has a good right to sell and convey the same as aforesaid; and will forever warrant and defend the title to the said lands against all claims whatever.

This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and express intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantor under that certain Deed of Trust dated August 1, 2006 of record in the office of the Davidson County, Tennessee Register of Deeds as instrument no. 20060808-0097576 (the "Deed of Trust"). It is the express intention of Grantor and Grantee that such interests of the Grantor in the Premises shall be and remain at all times separate and distinct, notwithstanding any co-existence of said interests in the Grantor at any time by purchase, termination, or otherwise and that the liens held by the Grantor against the Property created by the Deed of Trust will remain at all times valid and continuous liens against the Property.

WITNESS Grantor's hand this the 31st day of October, 2008.

Demetra A. Scruggs
Grantor

James C. Scruggs
Grantor

Roy M. Kabigting, Grantee,
by Estela Menié Kabigting Bell, Attorney-in-fact

Notarizaton for Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 2008, before me personally appeared the above named grantor Demetra A. Scruggs and the above named grantor James C. Scruggs each to me known or proven to my by satisfactory evidence to be such person described in and who executed the foregoing instrument, and who acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal.

Notary Public
Printed Name: Douglas M. Kirk

DOUGLAS M. KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires:
March 10, 2012

Notarizaton for Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 2008, before me personally appeared the above named Estela Menié Kabigting Bell, to me known or proven to me by satisfactory evidence to be said person and who executed the foregoing instrument on behalf of Roy M. Kabigting, grantee, as attorney-in-fact and with power of attorney for the grantee, and who acknowledged that she executed the same as the free act and deed of Roy M. Kabigting.

Witness my hand and official seal.

Notary Public
Printed Name: Douglas M. Kirk

DOUGLAS M. KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires:
March 10, 2012

Grantee Name and Address:
Roy M. Kabigting
c/o Menié Bell
P.O. Box 128465
Nashville, TN 37212

SEND TAX STATEMENTS TO GRANTEE

Exhibit A

BEING LOT NOS. 47 AND 48, ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY T. W. BRILEY, COUNTY SURVEYOR, SUMNER COUNTY, TENNESSEE, OCTOBER 7,1937. SAID LOT NOS. 47 AND 48 ARE DESCRIBED AS FOLLOWS: LOT NO. 47: BEGINNING ON THE EASTERLY MARGIN OF KINSEY HIGHWAY AT A POINT 1135 FEET SOUTH OF THE SOUTHERLY MARGIN OF NEW PROVIDENCE PASS, BEING THE CORNER OF LOT NOS. 47 AND 48; THENCE WITH SAID HIGHWAY SOUTHWARDLY 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 46; THENCE WITH THE NORTHERLY LINE OF LOT NO. 46 EASTWARDLY TO THE SOUTHWEST CORNER OF LOT NO. 90; THENCE NORTHWARDLY ALONG THE REAR LINE ADJOINING THE REAR LINE OF LOT NO. 90 A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT NO. 89 AND THE SOUTHWEST CORNER OF LOT NO. 48; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 48 WESTWARDLY TO THE POINT OF BEGINNING. LOT NO. 48: BEGINNING ON THE EASTERLY MARGIN OF KINSEY HIGHWAY AT A POINT 1135 FEET SOUTH OF THE SOUTHERLY MARGIN OF NEW PROVIDENCE PASS, BEING THE CORNER OF LOT NOS. 47 AND 48; THENCE EASTWARDLY ALONG THE NORTHERLY LINE OF LOT NO. 47 TO A POINT BEING AT THE SOUTHEAST CORNER OF THIS LOT; THE NORTHEAST CORNER OF LOT NO. 47; THE NORTHWEST CORNER OF LOT NO. 90 AND THE SOUTHWEST CORNER OF LOT NO. 89; THENCE ALONG A REAR LINE NORTHWARDLY AND ADJOINING THE REAR LINE OF LOT NO. 89 A DISTANCE OF 50 FEET TO A POINT BEING THE NORTHEAST CORNER OF THIS LOT; THE NORTHWEST CORNER OF LOT NO. 89; THE SOUTHWEST CORNER OF LOT NO. 88 AND THE SOUTHEAST CORNER OF LOT NO. 49; THENCE WITH THE SOUTHERLY LINE OF LOT NO. 49 WESTWARDLY TO A POINT BEING THE NORTHWEST CORNER OF THIS LOT AND THE SOUTHWEST CORNER OF LOT NO. 49 AT THE EASTERLY MARGIN OF KINSEY HIGHWAY; THENCE ALONG THE EASTERLY MARGIN OF KINSEY HIGHWAY SOUTHWARDLY 50 FEET TO THE POINT OF BEGINNING.

Being the same property heretofore conveyed to Demetra A. Scruggs and husband James C. Scruggs, from Roy M. Kabigting by Warranty Deed dated August 1, 2006 of record as instrument no. 20060808-0097575 in the office of the Davidson County, Tennessee Register of Deeds.