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BILL GARRETT, Davidson County
Trans:T20100031102 DEEDWARR
Recvd: 05/24/10 13:49 2 pgs
Fees:13.00 Taxes:369.63
20100524-0039910

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of May, 2010, by and between Beth Ashley, unmarried, and Wendi McConnell, unmarried, party of the first part, and Kevin H Pena, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Part of Lot Number 24, in Keller's Subdivision of Maxey Home Place, of record in Book 421, Page 86, Register's Office of said County, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Scott Avenue, said point being 55 feet northerly from the northwest corner of Litton Avenue, as widened by a 5-foot strip, and Scott Avenue, 60 feet to a point; thence west 160 feet, more or less, to a point in the line between Lot Numbers 23 and 24 on said Plan; thence south with the line between said lots, 60 feet to a point; thence east 155.85 feet, more or less, to the point of beginning.

Being all or part of the same property conveyed to Beth Ashley and Wendi McConnell, by virtue of that certain Cash Deed dated September 9, 2009, at Instrument No. 20090914-0085512 in the Register's Office of Davidson County, Tennessee. Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20090624-0058637, dated February 17, 2009 from Edward A. Moment by virtue of Warranty Deed at Instrument No. 19991230-0309340 dated December 23, 1999, in the Register's Office of Davidson County, Tennessee.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Beth Ashley by Wendi McConnell Attorney-in-Fact
Beth Ashley by Wendi McConnell, Attorney In Fact

Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, and who proved to me to be on the basis of satisfactory proof to be the person who executed the forgoing instrument in behalf of Beth Ashley, and who acknowledged that she executed the same as the free act and deed of Beth Ashley.

WITNESS my hand and official seal at office this 19th day of May, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kevin H Pena

2903 Scott Avenue
Nashville, TN 37216

Tax Parcel No 07210004100

Property Address: 2903 Scott Avenue
Nashville, TN 37216

MAIL TAX BILLS TO: PrimeLending, A Plainscapital Company
18111 Preston Rd, Suite 900
Dallas, TX 75252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2010.

Tammy Morris
Notary Public

My Commission Expires: 4/23/14

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY