BILL GARRETT, Davidson County
Trans:T20110029340 DEEDWARR
Recvd: 05/17/11 12:37 3 pgs
Fees:18.00 Taxes:421.80
20110517-0037782

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF May, 20[illegible]

NOTARY PUBLIC

My Commission Expires: [illegible]

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Salvatore J. Dominianni 533 River Rouge Drive Nashville, TN 37209	Superior Bank, N.A. 17 N. 20th Street Birmingham, AL 35203	090-16-0-138.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOEL D. HARRIS AND RANDALL K. HARRIS, HEIRS AT LAW OF JAMES OREN HARRIS, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SALVATORE J. DOMINIANNI, A MARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 320, as shown on the map entitled Charlotte Park, Section XI, of record in Plat Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLARA SEAGRAVES AND JOYCE SEAGRAVES, by deed from HARRY G. GRAHAM AND H. B. SHEETS, of record in Book 3308, page 479, dated October 31, 1961, said Register's Office. Being further conveyed to CLARA SEAGRAVES, by Quitclaim Deed from JOYCE SEAGRAVES, of record in Book 4791, page 142, dated February 23, 1974, said Register's Office. The said Clara Seagraves having

since died on or about September 25, 1982. The Will of Clara Olive Seagraves also known as Clara Seagraves of record in Docket No. 72202 or Will Book 140, page 432, Davidson County Probate Court Clerk's Office devises subject property to Ruby Joyce Seagraves also known as Joyce Seagraves. The said Ruby Joyce Seagraves having since died on or about January 24, 1995. The Will of Ruby Joyce Seagraves also known as Joyce Seagraves of record in Volume No. 00P-1053, Davidson County Probate Court Clerk's Office devises subject property to Mabel Ruth Seagraves Harris and James Owen Harris, Sr. The said Mabel Ruth Seagraves Harris having predeceased James Owen Harris, Sr. on or about March 15, 1998. The said James Oren Harris, Sr. having since died on or about January 11, 2004. The Will of James Oren Harris of record in Volume No. 04P-224, Davidson County Probate Court Clerk's Office devises subject property James Oren Harris, Jr. The said James Oren Harris, Jr. also known as James O. Harris, Jr. having since died on or about August 25, 2010, leaving is heirs as law as evidenced as Instrument No. 20110517-0037780 said Register's Office, subject property.

This improved property is known as 533 River Rouge Drive, 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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 13th day of May, 2011.

Joel D. Harris

Randall K. Harris by Joel D. Harris, his Attorney-In-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joel D. Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2011.

Notary Public

My commission expires:

BRANDON GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

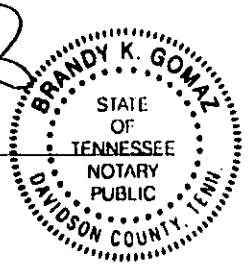
State of Tennessee)
County of Davidson)

On this 13th day of May, 2011, before me personally appeared Joel D. Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randall K. Harris, and who acknowledged that he executed the same as the free act and deed of Randall K. Harris.

Witness my hand and official seal at office, this 13th day of May, 2011.

Brandy K. Gomaz
Notary Public

My commission expires:



My Commission Expires NOV 4, 2013