THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No.**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $ 146,500.00. Teresa Taylor Affiant Subscribed and sworn to before me, this 15th day of August, 2003. Notary Public My Commission Expires: 2.8.07

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Jon K. Zirkle 686 Brewer Drive Nashville, TN 37211	**Send Tax Bills To:** Franklin American Mortgage 501 Corporate Center Dr. Ste. 400 Franklin, TN 37067	**Tax Information:** Map No.147.10 Parcel No. 135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Kompa and wife, Shirley Kompa**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon K. Zirkle** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 686 Brewer Drive, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 15, 2003.

Mark Kompa

Shirley Kompa

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Kompa and Shirley Kompa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2003.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

Davidson County DEEDWARR
Recvd: 08/26/03 09:11 2pgs
Fees:13.00 Taxes:542.05

20030826-0123422

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Candlestick Farms Section Four, as of record in Plat Book 3600, Page 71 and amended in Book 3822, Page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Kompa and wife, Shirley Kompa by deed dated 12/8/69, from Billy Steekley and wife, Faye Steekley of record in Book 4385, Page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) **All matters appearing on the Plan of Candlestick Farms of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 7, Register's Office for Davidson County, Tennessee.**