Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Aug 2004.
Deputy Register
My commission expires:

Davidson County DEEDWARR
Recvd: 08/05/04 14:35 2pgs
Fees:13.00 Taxes:851.00
20040805-0094435

02-0407-43299

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip E. Kirk 516 Cold Stream Place Nashville TN 37221	CTX Mortgage Company 801 94TH AVENUE NORTH ST. PETERSBURG FLA 33702	155-07-0-B/017.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Narayana B. Bhat and Praphulla N. Bhat, Trustees of The Bhat Family Living Trust, dated March 6, 2003, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip E. Kirk and wife, Claire F. Kirk, hereinafter called the Grantees, their successors 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 Lot No. 68 on the Plan of Poplar Creek Estates, Phase V, Section A (The Highlands of Allens Green), of record in Book 9700, Page 390, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Narayana B. Bhat and Praphulla N. Bhat, Trustees of The Bhat Family Living Trust date March 6, 2003, by deed dated 3/6/03 of record in Instrument No. 200303140034474, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 516 Cold Stream Place, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 28th day of July, 2004.

Narayana B. Bhat - Trustee
Narayana B. Bhat, Trustee

Praphulla N. Bhat - Trustee
Praphulla N. Bhat, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Narayana B. Bhat and Praphulla N. Bhat, Trustees of The Bhat Family Living Trust dated March 6, 2003, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of July, 2004.

Notary Public

My Commission expires 9/4/05

