Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bexar
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

James W. Hartz
Affiant Virginia B Hartz

Subscribed and sworn to before me, this 8 day of December, 2004.

Christine G. Doebbler
Notary Public
My commission expires: 10/3/08

CHRISTINE G. DOEBBLER NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-3-2008

03-0411-32389

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth D. Kirkland 763 Rodney Drive Nashville TN 87205	Wells Fargo Bank, N.A. 4456 Corporation Lane, Ste 300 Virginia Beach, VA 23462	115-13-0-018

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, James W. Hartz and wife, Virginia B. Hartz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth D. Kirkland, 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. 205, on the Plan of West Meade Hills, Section 8, of record in Book 3600, Pages 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Hartz and wife, Virginia B. Hartz, by deed from Richard L. Harrison, Jr. and wife, Mona P Harrison, of record in Book 8965, Page 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 763 Rodney Drive, Nashville, TN 37205

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 12/10/04 10:45 2pgs
Fees:13.00 Taxes:832.50

20041210-0147224

WITNESS my hand this 8 day of December, 2004.

James W. Hartz

Virginia B. Hartz

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Hartz and Virginia B. Hartz, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in San Antonio, TX, this 8 day of December, 2004.

CHRISTINE D. OSEBLER NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-3-2008

Christine D. Oseblier
Notary Public
State of ~~Tennessee at Large~~ Texas

My Commission expires 10/3/08