This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/22/04 14:07 2pgs
Fees:13.00 Taxes:2590.00
20041222-0152370

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jerry R. Kemp and wife, **Cheryl D. Kemp** **8028 Quail Creek Road** **Nashville, TN 37221**	**PrimeLending** **18111 Preston Road, Ste. 900** **Dallas, TX 75252**	**113 00 0 141.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian C. Sullivan and wife, Tamara Sullivan,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jerry R. Kemp and wife, Cheryl D. Kemp,** 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 the 2nd Civil District of Davidson County, TN, being Tract 6, containing 14.6 acres, more or less, on the Plan of Quail Creek Estates, of record in Book 5200, page 3, RODC, TN, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Brian Sullivan and wife, Tamara Sullivan by deed dated May 5, 2003, from Jerry Kemp and wife, Cheryl Kemp, of record in Instrument No. 20030513-0064270, Register's Office of Davidson County, TN. And being also the same property conveyed to Jerry Kemp and wife, Cheryl Kemp by deed dated March 27, 1998, from David L. Bradley, an unmarried person, of record in Book 10865, page 556, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. Restrictive Covenants in Book 5222, page 245, RODC, TN.
3. All matters of record in Plat Book 5200, page 3, RODC, TN.
4. Easement for right of way in Book 10654, page 336 and for driveway in Book 5232, page105, RODC, TN.

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;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their his 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.

This improved property is known as:

8028 Quail Creek Road, Nashville, TN 37221.

WITNESS OUR HANDS THIS 17th DAY OF DECEMBER, 2004, IN FRANKLIN, TENNESSEE.

Brian C. Sullivan

Tamara Sullivan
by Brian Sullivan, Attorney in Fact**

** See Power of Attorney of record in Instrument No. 20010125-0007524, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Brian C. Sullivan, for himself and as Attorney in Fact for his wife, Tamara Sullivan, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of December, 2004.

Notary Public

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of December, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

16321.2004/MS