Davidson County DEEDWARR
Recvd: 04/07/05 09:42 2 pgs
Fees:13.00 Taxes:262.33

20050407-0038250

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: JULY 2, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark N. Henry 105 Okee Trail Antioch, TN 37013	New Owner	Map 95.08 Parcel 242.00

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,

Greg Kirkham, Unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MNH Properties, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING ALL OF LOT 1-B, OF THE ZONE LOT DIVISION, LOT 2 OF THE RESUBDIVISION OF LOT 13, SECTION 2, SPRING VALLEY ACRES, PLAN OF RECORD IN PLAT BOOK 6859, PAGE 123, WHICH AMENDS PLAT BOOK 6200, PAGE 724, AMENDING PLAT BOOK 6050, PAGE 271, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GREG KIRKHAM BY DEED FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED AUGUST 14, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030826-0123894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 724, which amends Plat Book 6050, Page 271, and amended in Plat Book 6859, Page 123, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2956, Page 311, Book 6252, Page 260, and Book 6200, Page 724, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for utilities and drainage granted to Metro Government of record in Book 6859, Page 123, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is Improved property known as: 245C Graylynn Drive, Nashville, Tn. 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do covenant with the 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, unless otherwise herein set out; and we do 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 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(s) this 5th day of April, 2005.

Greg Kirkham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Greg Kirkham, Unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2-08

CHERYL L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES:
JULY 2, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076