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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24167-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $849,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Miles T. Kirkland Edith T. Kirkland 1202 Nichol Lane Nashville, TN 37205	Same	Map No.130.09-0 Parcel No. 151.00

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, **Brian D. Glasser and wife, Susan M. Glasser**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miles T. Kirkland and wife, Edith T. Kirkland** ("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 1202 Nichol Lane, Nashville, TN 37205

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 the 2nd day of May, 2005.

Brian D. Glasser

Susan M. Glasser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian D. Glasser and wife, Susan M. Glasser**, 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 2nd day of May, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/03/05 11:30 2 pgs
Fees:13.00 Taxes:3141.30

20050503-0049167

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 25 feet and 0 feet rear of of Lot 4 facing Nichol Lane and the northerly 75 feet front and 134 feet rear of Lot No. 5 of Block 3 on the Plan of Highlands of Belle Meade No. 1, as of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lots 4 and 5 adjoin and front together 100 feet on the easterly side of Nichol Lane and extend back 157 feet on the northerly line and 237 feet, more or less, on the southerly line, to the rear line of Lot No. 3, measuring 134.0 feet thereon.

Being the same property conveyed to Brian D. Glasser and wife, Susan M. Glasser by deed dated November 19, 1999 from Dean Dorsey Hoskins, unmarried of record in Book 11754, page 805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5799, page 547, Register's Office for Davidson County, Tennessee.
4. Easement for water rights of record in Book 722, page 547, Register's Office for Davidson County, Tennessee.
5. Easements of record in Book 1049, page 231 and Book 1255, page 580, Register's Office for Davidson County, Tennessee.