WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/31/05 08:16 2 pgs
Fees:13.00 Taxes:925.00

20050531-0060571

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

James Runyon Lockert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Peter B. Kroll	First Horizon Home Loan Corp	Map 57
207 Rising Sun Lane	1555 W. Walnut Hill Lne	Group 14
Old Hickory, TN 37138	Irving, TX 75038	Parcel 29

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

Louise K. Lockert, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Peter B. Kroll and wife, Julie R. Kroll
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 Lot No. 91, on the Plan of Brandywine Farms, Section Two, of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Lockert, Sr. and wife, Louise K. Lockert, by deed from Wayne A. Sinquefield and wife, Ruth R. Sinquefield, of record in Book 7587, Page 275, said Register's Office. The said James R. Lockert, Sr., now being deceased.

This conveyance is subject to Restrictions and By-Laws of record in Book 3816, Page 544; Book 3822, Page 851; Book 3936, Page 811; Book 6691, Page 977, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 28, said Register's Office.

Power of Attorney of record in Instrument 20050531-0060569, said Register's Office. See also Notary Certificate of Correction of record in Instrument 20050531-0060570, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 207 Rising Sun Lane, Old Hickory, TN 37138

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 this 25th day of May, 2005.

Louise K. Lockert by James Runyon Lockert Jr. Atty-in-Fact
Louise K. Lockert
By: James Runyon Lockert, Jr.,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James Runyon Lockert, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Louise K. Lockert as her Attorney in Fact as the free act and deed of the within named Louise K. Lockert.

Witness my hand and official seal at Nashville, Tennessee the 25th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.