Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Katonyia D. Kirby 2313 Foster Avenue Nashville, TN 37210	Same	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027 2005050180
STATE OF TENNESSEE COUNTY OF Davidson		Map & Parcel No. 119-1-474

The actual consideration or value,

whichever is greater for this

transfer is $99,900.00

Affiant

Davidson County DEEDWARR
Recvd: 06/29/05 13:33 2 pgs
Fees:13.00 Taxes:369.63

20050629-0074853

Subscribed and sworn to before me on 05/23/05.

Notary Public

My Commission Expires:_____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged, Grayland Jackson and Dwight Beard, (herein called "Grantor"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Katonyia D. Kirby, an unmarried person, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1:

Being all of Lot No. 27, on the plan of Overhill City and W. H. Fox Subdivision of Blocks 1, as of record in Plat Book 332, Page 21, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 56 feet on the westerly side of Foster Avenue and extends back between parallel lines with the southerly margin of Valeria Street, 150 feet to an alley.

Tract No. 2:

Being the northerly one-half of Lot 26, Block 21, on the plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subdivision of record in Book 332, page 21, said Register's Office.

Being the same property conveyed to Grayland Jackson by Warranty Deed dated 03/18/2004 of record in Instrument No. 20040430-0049309, said Registers Office. Also being the same property conveyed to Grayland Jackson and Dwight Beard by Quitclaim Deed of record in Instrument No. 20050606-0063918 said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2313 Foster Avenue, Nashville, TN 37210.

Subject to Urban Zoning Overlay of record as Bill No. Bl2000-364 as made applicable by Bill No. BL2000-476, Metro Clerk's Office for said County; and, to any and all matters as shown on the plan of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on 05/23/05.

Grayland Jackson

Dwight Beard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grayland Jackson and Dwight Beard, the bargainor(s), 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 and official seal, this the 23rd day of May, 2005.

Notary Public

My Commission Expires:
(SEAL)

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2006