PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/12/05 14:23 2 pgs
Fees:13.00 Taxes:769.60
20050812-0095873

W & I Ref:(_____) Title No: 46579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Choyer W. Lumpp 4907 Timberdale Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 147-05-218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$208,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay Ellen Kinnard Steele, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Choyer W. Lumpp** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Caldwell Country Estates, Section Two, of record in Book 2663, Page 128 Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 fronts 90 feet on the westerly margin of Timberdale Drive and extends back 318.6 feet on the northerly line and 311 feet on the southerly line to a broken line in the rear, measuring 94 feet thereon.

BEING the same property conveyed to Loftin Kinnard and wife, Lucille K. Kinnard by deed from Paul W. Smith and wife, Virginia J. Smith of record in Book 3177, Page 393, Register's Office for Davidson County, Tennessee. The said Lucille K. Kinnard has since died. By Quitclaim Deed of record in Document No. 20031219-0181304, said Register's Office, Loftin Kinnard conveyed his interest in subject property to AmSouth Bank, Trustee, of The Loftin Kinnard Trust Agreement dated August 25, 1990. By Quitclaim Deed of record in Document No. 20040907-0107997, said Register's Office, AmSouth Bank as Trustee and Executor and Bruce Kinnard, beneficiary, conveyed their interest in subject property to Kay Ellen Kinnard Steele.

James Thomas Steele, Jr., spouse of Kay Ellen Kinnard Steele, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 128, said Register's Office, which Plan shows a 110 foot minimum building setback line from Timberdale Drive and a 10 foot easement for public utility purposes along the rear line of said lot. A 2.5 x 30 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 4907 Timberdale Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2005.

Kay Ellen Kinnard Steele

James Thomas Steele, Jr.

State of TENNESSEE
County of DAVIDSON

On this 4th day of August, 2005 , before me the undersigned authority, personally appeared Kay Ellen Kinnard Steele, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

On this 4th day of August, 2005, before me the undersigned authority, personally appeared James Thomas Steele, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires NOV. 24 , 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Sworn and subscribed before me this the 4th day of August, 2005

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-29-06 _____ Notary Public

My Commission Expires JULY ...

Wldoc: Deed Wty—12/92