WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/05 09:23 2 pgs
Fees:13.00 Taxes:325.60
20051103-0133014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of November, 2005

Notary Public

My Commission expires: 8/22/06 (Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tomakoa M. Kirk	SAME	072-11-0-168.00
1420 Litton Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jay R. Wilfong, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tomakoa M. Kirk, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Montgomery Heights, of record in Book 332, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jay R. Wilfong, unmarried, by Special Warranty Deed from Bank One National Association, on February 9, 2004, of record in Instrument Number 20040210-0015975, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-11-0-168.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 47, Register's Office Davidson County, Tennessee.

This is improved property known as: **1420 Litton Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

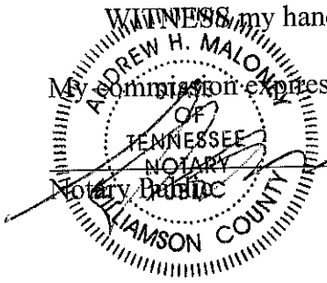
WITNESS our hands this November 2, 2005.

Jay R. Wilfong

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jay R. Wilfong,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 2, 2005



My commission expires 8/20/06

Notary Public