Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_____) Title No: 46740
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/14/05 15:39 2 pgs
Fees:13.00 Taxes:3052.50
20051114-0137569

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter J. Kyne Sandra M. Kyne 104 Middleton Circle Nashville, Tennessee 37215	Commerce Union Mortgage 105 Westpark Drive Suite 195 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 157-08-A-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas S. Douglas and wife, Katherine M. Douglas**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter J. Kyne and spouse, Sandra M. Kyne** 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. 41 on the Plan of Middleton 3rd Revision of record in Book 6900, Page 900 Register's Office for said County.

Said Lot No. 41 fronts 100.0 feet on the easterly margin of Middleton Circle and extends back between parallel lines 120.00 feet to a dead line in the rear.

BEING the same property conveyed to Thomas S. Douglas and wife, Katherine M. Douglas by deed from The Blackwell Company dated March 4th, 1997 of record in Book 10373, Page 293 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 900, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6522, Page 212, Book 7113, Page 345, Book 9816, Page 844 and Book 10714, Page 744 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 104 Middleton Circle, Nashville, Tennessee 37215

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 10th day of November, 2005.

Thomas S. Douglas

Katherine M. Douglas

State of TENNESSEE
County of DAVIDSON

On this 10th day of November, 2005 , before me the undersigned authority, personally appeared Thomas S. Douglas and Katherine M. Douglas , 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.

My Commission Expires:

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

Notary

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Sworn and subscribed before me this the 10th day of November, 2005

My Commission Expires:

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

Notary Public

My Commission Expires JULY 21, 2007