WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
James Michael Maitland 2109 Crestline Drive Nashville, Tennessee 37214	James Michael Maitland **7213 Wexford Pointe** **Nashville, TN** **37221**	84-14-172

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

James Michael Maitland
(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 7th DAY OF December, 2005.

Toni Barrett
Notary Public
MY COMMISSION EXPIRES: 5-24-08
(affix seal)

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/05 14:02 2 pgs
Fees:13.00 Taxes:222.00
20051209-0148391

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Betty M. Kirkwood, UNMARRIED BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Maitland HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee; being Lot(s) 42, as shown on the map entitled Donelson Meadows, Section Two, of record in Plat Book 2133, page(s) 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles C.S. Watt and wife, Mary Elizabeth Watt, by deed of record in Book 2448, page 559, said Register's Office, the said Mary Elizabeth Watt having predeceased Charles C.S. Watt and the said Charles C.S. Watt having since died, on or about August 3, 2005, leaving Betty M. Kirkwood as his Heir at Law. Charles C.S. Watt's Estate was probated in Docket No. 05P1378, Probate Clerks Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 2109 Crestline Drive, Nashville, Tennessee 37214.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 29th day of November, 2005.

Betty M. Kirkwood
BETTY M. KIRKWOOD

STATE OF KANSAS)
)
COUNTY OF Butler)

Personally appeared before me, a Notary Public in and for County and State, the within named, Betty M. Kirkwood, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Augusta, Kansas, this 29th day of November, 2005.

Diane Nichols
NOTARY PUBLIC

My Commission Expires: 10-01-06

DIANE NICHOLS
Notary Public - State of Kansas
My Appt. Expires 10-01-06