WARRANTY DEED

D. ARNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 2005

D. Arnette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Scott Starling (NAME)	SAME (NAME)	MAP 011-00
303 Fannin Drive (ADDRESS)	(ADDRESS)	PARCEL 091.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth D. Breedlove and wife, Kimberly L. Breedlove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Scott Starling and wife, Sabra Lane Starling

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, described as Tract No. 2 on an unrecorded survey dated June 28, 2004, by Tommy E. Walker, R.L.S. No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Greer Road, said pin being the most northeasterly corner of the herein described tract and a common corner to Lena Tate Thompson (Instrument No. 20000718-0070657 RODCT); thence now leaving said margin with the west line of said Thompson, S 12 deg. 31 min. 52 sec. W, 261.66 feet to an iron pin at a post; thence, S 87 deg. 58 min. 27 sec. E 258.44 feet to an iron pin at a corner post in the west line of Byron J. Thrasher, et us, (DB 4910, pg 554, RODCT); thence with said Thrasher's west line, S 41 deg. 27 min. 59 sec. W 1258.04 feet to a corner post in the north line of Gary F. Hahn (DB 7360, pg 296, RODCT); thence with the same N 85 deg. 48 min. 09 sec. W, 199.86 feet to an iron pin, said pin being a common corner to Ellis H. Weaks, et ux (DB 4236, pg 413 RODCT); thence, North 31 deg. 33 min. 00 sec. E, 1111.93 feet to an iron pin at a white oak; thence, S 86 deg. 55 min. 01 sec. E, 141.87 feet to an iron pin; thence N 12 deg. 31 min. 52 sec. E, 272.63 feet to an iron pin in the southerly margin of said Greer Road, said pin being a common corner to tract 1 of said Lemley property; thence with said margin and a curve to the right having a radius of 248.41 feet for a

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3013 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand S this 30th day of December, 2005

Kenneth D. Breedlove

Kenneth D. Breedlove
Kimberly L. Breedlove
By: Kimberly L. Breedlove by Kenneth D. Breedlove, Attorney in Fact
Kenneth D. Breedlove, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 01/04/06 14:34 3 pgs
Fees:18.00 Taxes:264.55

20060104-0001196

LEGAL DESCRIPTION CONTINUATION

curve distance of 50.16 feet to the point of beginning containing 7.625 acres, more or less.

Being the same property conveyed to Kenneth D. Breedlove and wife, Kimberly L. Breedlove by Warranty Deed from The Estate of Nell D. Lemley, by and through her Conservator, Byron Thrasher, dated August 11, 2004, of record by Instrument No. 20040813-0097911 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Kenneth D. Breedlove executes this Instrument as Attorney-in-Fact in behalf of Kimberly L. Breedlove pursuant to Specific Power-of-Attorney of record by Instrument No. ~~_____~~, Register's Office for Davidson County, Tennessee.

X 20060104-0001195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth D. Breedlove, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly L. Breedlove as her Attorney-In-Fact, and who acknowledged that he as her Attorney-in-fact executed the same as the free act and deed of the said Kimberly L. Breedlove.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of December, 2005.

D. Annette Maples
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

D. Annette Maples
Notary Public

My Commission Expires:
11-25-2006

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Breedlove, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of December, 2005.

D. Annette Maples
Notary Public

My Commission Expires:
11-25-2006

D. Annette Maples
NOTARY PUBLIC AT LARGE
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