39-B

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN EMILY H. PROPHET *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires January 26, 2008	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$799,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of February, 2006. Notary Public My commission expires: 7-25-09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Neil Kunkel	SAME	**116-10 032.00**
300 Jackson Boulevard		Davidson County DEEDWARR Recvd: 03/02/06 15:34 2 pgs Fees:13.00 Taxes:2956.30
Nashville, TN 37205		20060302-0024564

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christi Edwards and husband, James Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neil W. Kunkel, Jr. and Paula D. Walker, joint tenants with rights of survivorship

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:

Tract I:

Being part of Lots No. 3 on the Map of First Belle Meade Subdivision, of record in Book 332, Pages 88 and 89, of the Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Jackson Boulevard at the southwest corner of a part of said lot conveyed to Thelma Price Bramblett, by deed from Charles G. Matthews, of record in Book 1132, Page 576, Register's Office for said County; thence with the margin of said Bramblett lot northerly 200 feet to a point; thence westerly 87 feet to a point; thence southerly 200 feet to the northerly margin of Jackson Blvd.; thence with the margin of same easterly 87 feet to the point of beginning.

Tract II:

Being part of an unnumbered lot lying south of Lots "A" and "B" on the Map showing the survey of a part of the Brandon lot and parts of Lots Nos. 28 and 29, Berkeley Hills Subdivision and Clarendon Avenue extended, of record in Book 547, Page 195, Register's Office for said County, and described as follows: Beginning at a point in the north margin of Jackson Boulevard at the southeast corner of the property conveyed to W.W. Dillon, Jr. by deed of record in Book 777, Page 362, said point being marked on said Map "Dillon's Corner", thence North 31 deg. 50 min. west along what was Dillon's east line, 202.5 feet to the south corner of Lot "A" on said Plan; thence with the line of the same North 65 deg. 05 min. East (actual field measurement being North 68 deg. 05 min. East) 121 feet to a point in the south line of Lot "B" at the northwest corner of the property conveyed to Chas. G. Matthews and wife, by deed of record in Book 716, Page 644, said Register's Office; thence along Matthews' westerly line southerly 200 feet to the north margin of Jackson Boulevard; thence with the margin of the same westerly 88 feet to the beginning.

Being the same property conveyed to Christi Edwards and husband, James Edwards by deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary , of record in Instrument No. 200006010054628, dated June 1, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **300 Jackson Boulevard, Nashville, TN 37205**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 28th day of February, 2006.

Christi Edwards

James Edwards

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christi Edwards and James Edwards**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 2006.**

Notary Public

My Commission Expires:_____

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008