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THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Our File Number: 23138S

Davidson County DEEDWARR
Recvd: 03/03/06 15:04 2 pgs
Fees:13.00 Taxes:577.20
20060303-0025143

MAP/GROUP/PARCEL: 142-9/915

NEW OWNER'S NAME AND ADDRESS:
MARY KATHLEEN KIRKHAM
915 GENERAL GEORGE PATTON ROAD
NASHVILLE, TN 37221

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
P.O. BOX 57028
IRVINE, CA 92619-7028

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MELISSA LOHNES, unmarried, hereinafter called Grantor, does hereby transfer and convey unto, MARY KATHLEEN KIRKHAM, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being UNIT No. 915 with carport designated 915C on the plan of Phase One, Lot Two, Section Five, River Plantation Condominium Apartments, according to the Master Deed of record in Book 5410, page 248, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 257, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Melissa Lohnes in Instrument 20030328-0041234 recorded 03/28/2003, Register's Office for Davidson County, Tennessee.
>
> The subject property is unimproved property known as 915 GENERAL GEORGE PATTON ROAD, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

The signature of Melissa Lohnes is hereby effected by the signature of her attorney-in-fact, pursuant to the Durable Power of Attorney, being recorded in Instrument No. 20060303-0025142 Register's Office for Davidson County.

Melissa Lohnes by E R S as her Attorney in fact

MELISSA LOHNES BY EVERETT ROBERTS AS HER ATTORNEY IN FACT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, EVERETT ROBERTS AS ATTORNEY IN FACT FOR MELISSA LOHNES, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $156,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/25/06

THERESA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE