STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Donna Stapleton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 17th day of March, 2006.

Notary Public

My Commission Expires: May 24, 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/22/06 14:04 2 pgs
Fees:13.00 Taxes:773.30
20060322-0032836

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin Hargrove and Diane Hargrove

2709 Fogle Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172150A09500CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. Kilpatrick and Lindsay Kilpatrick hereinafter referred to as Grantors, hereby transfers and conveys to Kevin Hargrove and wife, Diane Hargrove, hereinafter referred to as 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, TN, being Lot No. 18 on the Plan of Holt Woods, Section Two, of record in Plat Book 9700, page 277, Register's Office for said County, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Robert B. Kilpatrick by warranty deed from Yazdian Construction, Inc., of record in Book 10629, Page 550, Register's Office for Davidson County, Tennessee, dated September 26, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plat of record in Book 9700, Page 277 and Book 7900, page 668, said Register's Office.

Charter of record in Book 9570, page 5, said Register's Office.

Restrictions of record in Book 9570, Page 22, Book 10256, page 504, said Register's Office.

By-Laws of record in Book 9570, page 13, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2709 Fogle Street, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 3/16/06.

Robert B. Kilpatrick

Lindsay Kilpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert B. Kilpatrick and Lindsay Kilpatrick, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 16th day of March, 2006.

Witness my hand and official seal this 3/16/06.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008