Box 10-B, Cohen & Cohen

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/19/06 10:17 2 pgs
Fees:13.00 Taxes:418.10

20060419-0044667

WARRANTY DEED

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 9-22-2007

Preparer's File #-06D0169

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua P. Kear and Carly Goodwin	SunTrust Mortgage, Inc.	119-10-0-158.00
2714 Hartford Drive	2001 Semmes Avenue	
Nashville, Tennessee	Richmond, VA 23224	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRIS HUSKEY AND WIFE, KATHERINE HUSKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSHUA P. KEAR AND CARLY GOODWIN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, On the Plan of Hidden Acres, as of record in Plat Book 1130, page 89, said Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Chris Huskey and wife, Katherine Huskey by Warranty Deed of record in Instrument Number 20050804-0091591, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2714 Hartford Drive, Nashville, Tennessee**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **17th** day of **April, 2006**:

Chris Huskey

Katherine Huskey by Chris Huskey Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRIS HUSKEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 17th day of April, 2006.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee

County of Williamson

On this 17th day of April, 2008, before me personally appeared *Katherine Huskey, by Chris Huskey, as his Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Katherine Huskey*, and who acknowledged that such person executed the same as the free act and deed of *Katherine Huskey*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 4-3-08

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.