N14659

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14659

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Davidson County DEEDWARR
Recvd: 05/03/06 09:28 2 pgs
Fees:13.00 Taxes:573.50
20060503-0050892

Property Address:
210 East End Rd., Goodlettsville, TN 37072

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jerry Lynn and wife, Carolyn Lynn**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Lynn Kirkpatrick and wife, Carol Kirkpatrick**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

TRACT ONE:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING at an nail & shiner in a locust stump on the southerly margin of East End Road, said stump being 260 feet more or less as measured along said East End Road margin from Necie Patterson's northwest corner (DB 5931, Page 475, RODCT); thence S 23 deg. 00' 35" E, 764.89 feet to a set iron pin in the north line of Pauline Mason (DB 4709, Page 328, RODCT); thence with said Mason's north line, N 77 deg. 30' 29" W, 300.00 feet to a set iron pin, corner to H.L. Adams (DB 1236, Page 632, RODCT); thence with said Adams west line N 23 deg. 02' 38" E, 809.44 feet to a set iron pin on the southerly margin of said East End Road; thence with said margin and curve to the left, (I = 60 deg. 53' 14", R = 215.98 feet, LC = 218.88 feet, CB = S 61 deg. 54' 09" E), 229.52 feet to a point; thence south 88 deg. 09' 59" E, 82.00 feet to the point of beginning.

TRACT TWO:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING at an iron pin in the southerly margin of East End Road in the west line of Nicie W. Patterson (B 5931, Page 475, RODCT), said pin being the northeast corner of the herein described tract; thence with said Patterson's west line South 01 deg. 17' 21" E, 782.81 feet to an existing stone in the north line of Pauline Mason (B 4709, Page 328, RODCT); thence, with said Mason's north line, N 77 deg. 30' 29" W, 632.15 feet to a set iron pin; N 23 deg. 00' 35" E, 764.89 feet to a nail and shiner in a locust stump on the southerly margin of said East End Road; thence with said margin S 88 deg. 09' 59" E, 47.61 feet to a point; thence with a curve to the right, (I = 21 deg. 37' 08", R = 691.20 feet, LC = 259.26, CB = S 77 deg. 22' 58" E), 260.80 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Edward G. Binkley and wife, Betty L. Binkley, dated July 14, 1994, and recorded July 15, 1994, in the Register's Office for Davidson County, Tennessee, in Book 9408, at Page 28.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that

the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 1st day of May, 2006.

_____ {Seal}
Jerry Lynn

_____ {Seal}
Carolyn Lynn

State of TENNESSEE
County of DAVIDSON

On this the 1st day of May, 2006, before me, the undersigned officer, personally appeared Jerry Lynn and wife, Carolyn Lynn, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 1st of May, 2006.

KEVIN STEINER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

_____
Notary Public

My Commission expires: 9-16-07

Name of Owner and Property Address:
Lynn Kirkpatrick and Carol Kirkpatrick
210 East End Road
Goodlettsville, TN 37072

Person Or Entity Responsible For Payment Of Taxes:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257
Lynn Kirkpatrick and Carol Kirkpatrick
210 East End Road
Goodlettsville, TN 37072

Tax Parcel ID#: 002-00-0-036.00