(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

"Betty Belle" Peery
Affiant

Subscribed and sworn to before me, this 16th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

James M. Wells
State of Tennessee
Notary Public
Davidson County

Davidson County DEEDWARR
Recvd: 05/23/06 14:23 2 pgs
Fees:13.00 Taxes:564.25

20060523-0060642

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Belle Peery	New Owner	156-05-O
(NAME)	(NAME)	(MAP)
993 Harpeth Bend Drive		026
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, David Alan Kearbey and wife Kathy Kearbey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Betty Belle Peery, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 809, on the Plan of Section Four - First Addition Harpeth Woods, of record in Plat Book 5200, page 635, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David Alan Kearbey and wife, Kathy Kearbey, by deed from Wayne J. Meisels and wife, Mary L. Leners, dated July 22, 2003, of record in Instrument No. 20030731-0108376, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 993 Harpeth Bend Drive, Nashville, Tennessee 37221

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 we do covenant with the said GRANTEES that we are 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 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 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/our hand(s) this 16th day of May, 2006.

David Alan Kearbey by Tina Kearbey atty-in-fact
David Alan Kearbey

Kathy Kearbey by Tina Kearbey atty-in-fact
Kathy Kearbey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Travis Kearbey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for David Alan Kearbey and Kathy Kearbey the within named bargainors, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), David Alan Kearbey and Kathy Kearbey, the bargainor, by the said, Travis Kearbey, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16th day of May, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN