THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24219S

MAP/GROUP/PARCEL: 71-15/190

NEW OWNER'S NAME AND ADDRESS:
TOBIN KIRK & KENDRA KIRK
1402 STAINBACK AVENUE
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 05/25/06 15:01 2 pgs
Fees:13.00 Taxes:318.20
20060525-0061767

SEND TAX BILLS TO:
COMPASS MORTGAGE INC.
27755 DIEHL ROAD STE 300
WARRENVILLE, IL 60555

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, NINA MILLER, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, TOBIN KIRK and KENDRA KIRK, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 161 and 162, on the Plan of Highland Land Company, as shown on plat of record in Plat Book 421, page 14, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots Nos. 161 and 162 front together 50 feet on the westerly side off Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Nina Miller in Instrument 20050513-0054517 recorded 5/13/2005, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1402 STAINBACK AVENUE, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees 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 Grantees, their heirs, successors, and assigns

against the lawful claims of all persons whatsoever.

NINA MILLER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, NINA MILLER, AN UNMARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that he/she 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 24th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $86,000.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006