FORM NO. WD-1

FILE NO. SP44636

Davidson County DEEDWARR
Recvd: 06/07/06 13:55 2 pgs
Fees:13.00 Taxes:1591.00
20060607-0067693

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY 20 06

Notary Public

MY COMMISSION EXPIRES: 7/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VAN E. CHRISTIAN, II (NAME)	SAME (NAME)	117-12-105
1510 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16DA 3605
Nashville, TN 37215 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE WILLIAM C. KIRKLAND, Married and BENJAMIN J. WEPRIN, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VAN E. CHRISTIAN, II

HEREINAFTER CALLED THE 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, Tennessee, being Lot No. 12 of Block "B" on the Plan of Clairmont Subdivision, as of record in Book 974, page 8, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William C. Kirkland and Benjamin J. Weprin, both unmarried, by deed from Estate of Rosajudson O. Key, Lee E. Cranford, Executor, of record in Instrument Number 20030612-0081518. This is investment property and has never been the residence of either Grantor nor any spouse.

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

Limited Powers of Attorney of William C. Kirkland and Benjamin J. Weprin of record in Instrument Number 20060607-0067681, Register's Office for Davidson County, Tennessee. 20060607-0067692

The said Benjamin J. Weprin and Benjamin Jason Weprin being ONE and the SAME person.

This is (unimproved / improved X) property, known as 1510 Clairmont Place, Nashville, Tennessee 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hand s this 26th day of May, 20 06

William C. Kirkland, by Allen Z Eaton, Atty in Fact — WILLIAM C. KIRKLAND

Benjamin J. Weprin, by Allen Z Eaton, Atty in Fact — BENJAMIN J. WEPRIN

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 20____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 20____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of May, 2006, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM C. KIRKLAND and BENJAMIN JASON WEPRIN, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said WILLIAM C. KIRKLAND and BENJAMIN JASON WEPRIN, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 7/17/10

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.