This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/07/06 15:33 2 pgs
Fees:13.00 Taxes:167.98
20060607-0067839

MAP: 18
PARCEL: 12.00
GROUP: 41

New Owners Address
Send Tax Bills to Same Address:
John T. Kizer, Jr.
307 Fannin Drive
Goodlettsville, TN 37072

WARRANTY DEED

THIS INDENTURE, made this 16th day of May, 2006 between

The John T. Kizer, Sr. and Ruth Jean Kizer Living Trust

hereinafter referred to as **Grantor**, and

John T. Kizer, Jr.

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Mansker Heights, Section II, of record in Book 3106, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Kizer and wife Ruth Kizer and John T. Kizer, Jr. by deed from Glair C. Mullins and wife Joyce Mullins of record in Book 10328, Page 783, Register's Office for Davidson County, Tennessee. John T. Kizer and wife Ruth Kizer having since conveyed their one-half interest to the John T. Kizer, Sr. and Ruth Jean Kizer Living Trust of record in Book 11580, Page 10, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

John T Kizer Sr

John T. Kizer, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Kizer, Sr. Trustee of the John T. Kizer Sr, and Ruth Jean Kizer Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of June, 2006.

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $45,400.00.

John T Kizer Sr
Affiant

Sworn to and subscribed before me, this 6th day of June, 2006.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY