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

Our File Number: 24318B

MAP/GROUP/PARCEL: 042-15-0/084.00

Davidson County DEEDWARR
Recvd: 06/26/06 08:19 2 pgs
Fees:13.00 Taxes:582.75
20060626-0075614

NEW OWNER'S NAME AND ADDRESS:
ALEX KILLION & TONI M. RAGSDALE
329 E. MARTHONA ROAD
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ESTATE OF CLARENCE A. LITTRELL, hereinafter called Grantor, does hereby transfer and convey unto, ALEX KILLION, AN UNMARRIED MAN and TONI M. RAGSDALE, AN UNMARRIED WOMAN, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, NEAR THE CITY OF NASHVILLE, BEING LOTS NOS. 77, 78, 79, AND 80, BLOCK "A" ON THE MAP OF MARTHONNA, NOT OF RECORD AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY J.A. MEFFORD, SURVEYOR, IN DECEMBER, 1937, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF EZELL ROAD EAST, (NOW MARTHONNA ROAD EAST), THE COMMON CORNER OF LOTS 76 AND 77; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 427 FEET TO A POINT; THENCE SOUTHERLY 100 FEET TO THE COMMON CORNER OF LOTS 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 427 FEET TO THE EASTERLY MARGIN OF EZELL ROAD EAST; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 100 FEET TO THE BEGINNING.

The subject property is improved property known as 329 E. MARTHONA ROAD, Madison, TN 37115.

BEING the same property conveyed to Clarence A. Littrell and wife, Frances S. Littrell herein by deed of record in Book 1788, Page 333, Register's Office for Davidson County, Tennessee. Frances S. Littrell is deceased having died on may 11, 1980. Clarence A. Littrell is deceased having died on July 16, 2004. The Grantors herein are the sole legal heirs of the Estate of Clarence A. Littrell, as evidenced by an Affidavit of Heirship of record as Instrument No. ___ 20060626-0075613, said Register's Office.

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 Grantor 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 Grantor, its 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.

ESTATE OF CLARENCE A. LITTRELL
by its Sole Legal Heirs

David Alan Littrell

Steven Michael Littrell, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, DAVID ALAN LITTRELL and STEVEN MICHAEL LITTRELL, SR., as the Sole Heirs of the ESTATE OF CLARENCE A. LITTRELL, with whom I am personally acquainted, and who acknowledged that they, in that capacity, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 9th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $157,500.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY