Box 8

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 07/14/06 10:04 2 pgs Fees:13.00 Taxes:4255.00 20060714-0084855	The actual consideration or value, whichever is greater, for this transfer is **$1,150,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of July, 2006. Notary Public My commission expires: 11-24-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cody, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Steven Kirkham **Lisa T. Kirkham**	Countrywide Home Loans, Inc.	**Map 158-04-0-A, Parcel 084co**
24 Annandale	P.O. Box 660694	
Nashville, TN 37215	Dallas, TX 75266-0694	

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,

Robert C. King and wife, Shannon W. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Steven Kirkham and spouse, Lisa T. Kirkham

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. 104, Otter Wood, Section Two, a Planned Unit Development, Section Two, Revised, of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert C. King, married by Deed from Edward A. Gray and wife, Rhonda W. Gray, of record in Book 9091, Page 349 and further conveyed to Robert C. King and wife, Shannon W. King by Quitclaim Deed from Harold Reeves, Trustee, of record in Book 11094, Page 152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7260, Page 483, and as amended in Book 8762, Page 199; and By-Laws of record in Book 7260, Page 505, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Easement for driveway purposes of record in Book 11281, Page 721 said Register's Office.

This is Improved (__X__) Unimproved (____) property, known as: **24 Annandale, Nashville, TN 37215**

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 **11th** day of **July, 2006.**

Robert C. King

Robert C. King

Shannon W. King

Shannon W. King

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert C. King and Shannon W. King,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **July, 2006.**

Notary Public



My Commission Expires: 3/22/09