Davidson County DEEDWARR
Recvd: 07/19/06 14:29 2 pgs
Fees:13.00 Taxes:3071.00

20060719-0087214

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$830,000.00.**

B Mannip
Affiant

Subscribed and sworn to before me, this the 17th day of July, 2006

Notary Public

My commission expires: 1.26.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher D. Cole	**Wells Fargo Bank, N.A.**	177 023.00
28 Fox Vale Lane	**2701 Wells Fargo Way**	
Nashville, TN 37221	**Minneapolis, MN 55427**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephen N. Kitchens and wife, Martha M. Kitchens

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

Christopher D. Cole and wife, Adrienne L. Cole

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 the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 21 of Fox Hollow Farms, Tract II, Phase 1, located West of State Route 96 at Old Harding Road and being more particularly described as follows:

Beginning at a planted stone at the Southeast corner of said Lot, said stone being in the West line of H.O. King's property, of record in Deed Book 72, Page 35, Register's Office for Williamson County, Tennessee; thence, with the North line of said King, South 89 degrees, 34' 32" West, 180.63 feet to a point; thence, leaving said King line, North 03 degrees 49' 17" West, 356.54 feet to a point; thence, North 05 degrees, 36' 45" West, 608.78 feet to a point; thence, South 81 degrees 44' 38" East, 310.30 feet to a point in the West line of H.O. King; thence, with King's West line, South 02 degrees 41' 56" West, 916.73 feet to the point of BEGINNING, and described on Exhibit "A" of the Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9340, Page 579, Register's Office for Davidson County, and of record in Book 1194, Page 416, Register's Office for Williamson County, Tennessee.

Being all of the same property conveyed to Stephen N. Kitchens and wife, Martha M. Kitchens by deed from Geraldine A. Brown, married of record in Instrument No. 20040722-0087634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **28 Fox Vale Lane, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 17th day of July, 2006.

Stephen N. Kitchens

Martha M. Kitchens

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen N. Kitchens and wife, Martha M. Kitchens**, the bargainor(s) 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, at office, this **17th** day of **July, 2006.**

Notary Public

My Commission Expires: 1-26-2008

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY