**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 07/25/06 10:31 2 pgs
Fees:13.00 Taxes:424.80
20060725-0089320

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Troy Kinsel** **P.O. Box 160468** **Nashville, TN 37216**	SEND TAX BILLS TO: SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	MAP-PARCEL NUMBERS: **72-07; 79.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

PHILLIP A. ALLEN, married

HEREINAFTER called the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto

TROY KINSEL, unmarried

HEREINAFTER called the GRANTEE, its 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 the east 50 feet of Lot No. 8 on the Map of Inglewood Place of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 176.7 feet on the easterly line and 181 feet, more or less, on the westerly line, to a dead line on which it measures 50 feet.

BEING the same property conveyed to Phillip A. Allen, unmarried, by warranty deed from Alonza Etta and Mary H. Etta, husband and wife, of record in Book 11637, Page 533, Register's Office for Davidson County, Tennessee.

Joan Allen joins in this conveyance to convey any marital interest she may have in the property.

This is improved (x) property known as **1128 Kirkland Avenue, Nashville, Tennessee 37216.**

unimproved ( )

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, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 21st day of July, 2006.

PHILLIP A. ALLEN

JOAN ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **PHILLIP A. ALLEN and wife, JOAN ALLEN**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $114,810.00.

AFFIANT

Sworn to and subscribed to before me this 21st day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY