Box 8

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1304

Davidson County DEEDWARR
Recvd: 07/28/06 12:14 2 pgs
Fees:13.00 Taxes:1248.75
20060728-0091490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Samuel S. Kinch and wife, Jill S Kinch, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey A. Springer, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the Westerly 25 feet of Lot No 89 and the easterly 55 feet of Lot No 86 on the Waverly Land Company's Plan of Lots called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 86 and 89 front together 80 feet on the northerly side of Lawrence Avenue and run back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed Samuel S. Kinch and wife, Jill S. Kinch by deed from Janet Guess, unmarried dated July 18, 2002 of record in Instrument 20020729-0090476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57, page 95, said Register's Office.

This is improved property, known as: 916 Lawrence Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of July, 2006

Samuel S. Kinch

Jill S Kinch

State of Tennessee)
County of Davidson)

On this 24th day of July, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Samuel S. Kinch and Jill S Kinch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 337,500.00.

X

Affiant

Sworn and subscribed before me on this the 24th day of July, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Jeffrey A. Springer
916 Lawrence Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

TAX MAP-PARCEL #:
105 13 0 297.00