Box 19-A

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Julia C Kinsolving
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Jai Kehew
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Bills	Homecomings Financial Network	091-10-180
(NAME)	(NAME)	
5708 Robertson Avenue	2101 Rexford, Suite 250W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Julia D. Kinsolving, and husband Otie Charles Kinsolving,

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

Brian S. Bills and wife, Elizabeth Bills,

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:

SEE ATTACHED EXHIBIT A

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5708 Robertson Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of July, 2006.

Julia D. Kinsolving

Otie Charles Kinsolving

Davidson County DEEDWARR
Recvd: 08/03/06 11:29 3 pgs
Fees:18.00 Taxes:318.20

20060803-0094663

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 31st day of July, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Julia D. Kinsolving, and husband Otie Charles Kinsolving, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2006.

Commission expires:

5-27-07

Sharon L. Riney

Notary Public

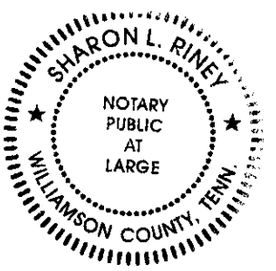


EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 41 on the map of the Subdivision of the B.R. Cockrill Farm, as of record in Book 161, page 134 and 135, Register's Office for said County, described as follows: Beginning in the center of Robertson Avenue at the southwest corner of the property conveyed to N.E. Roberts and wife, by deed from M.N. Roberts and wife, of record in Book 1473, page 404, said Register's Office; thence with Robert's Westerly line northwardly 175 feet to the southerly margin of a 12 foot alley; thence with the said alley westwardly 75 feet to the Northeast corner of the property conveyed to Coleman L. Wilkins and wife, by deed from Elmer Wilkins and wife, of record in Book 2028, page 402, said Register's Office; thence southerly 175 feet, more or less, to the center of Robertson Avenue; thence with the center of said Avenue eastwardly 75 feet to the beginning.

Being the same property conveyed to Julia D. Kinsolving by deed from Lorene B. Wilkins, dated July 2, 1998, of record in Book 11011, page 597, Register's Office for Davidson County, Tennessee.

Otie Charles Kinsolving hereby joins in this conveyance to convey any interest he may have in the property by virtue of his marriage to Julia D. Kinsolving.

Included in this legal description, but specifically excluded from this conveyance is the following described property: Beginning at a point on the northeastern existing right of way of Robertson Avenue, said point located on the northeastern proposed right of way of Robertson Avenue, and being 8.650 meters (28.38 feet) left of Robertson Avenue survey centerline station 0+317.505; thence south 69 degrees 44 minutes 08 seconds east along the proposed right of way of Robertson Avenue, and being 10.867 meters (35.654 feet) to a point located on the eastern line of the property owned, the common line with property owned by Nancye L. Mann, Trustee, of record in Book 5170, page 860, Register's Office for Davidson County, and being 9.517 meters (31.22 feet) left of Robertson Avenue survey centerline station 0+328.341; thence south 25 degrees 41 minutes 00 seconds west along the common line, and being 1.026 meters (3.37 feet) to a point on the southern corner of the property, the common corner with property owned by Nancye L. Mann, Trustee, said point being on the northeastern existing right of way of Robertson Avenue, and being 8.500 meters (27.887 feet), more or less, left of Robertson Avenue survey centerline station 0+328.300, more or less; thence north 64 degrees 19 minutes 04 seconds west along the existing right of way of Robertson Avenue, and being 10.819 meters (35.495 feet) to the point of beginning, containing 5.600 square meters (60 square feet), more or less.

Being the same property conveyed to the State of Tennessee by deed from Julia D. Kinsolving, dated July 10, 2001, of record in Instrument Number 20010716-0075407, Register's Office for Davidson County, Tennessee.