WARRANTY DEED-



STATE OF TENNESSEE ~~Washington~~
COUNTY OF Pierce

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$220,400.00.**

James M Kinsey
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28th DAY OF AUGUST 2006.

NOTARY PUBLIC

MY COMMISION EXPIRES 09/30/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Robert B. Grant	**same**	
2621 Westwood Ave.		**104/15/465**
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF **$220400.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James M. Kinsey, unmarried

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

Robert B. Grant, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN Davidson COUNTY, STATE OF **Tennessee**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 2-B on the Plan of Zone Lot Division of Lots 1 and 2 of
Re-Subdivision of Part of Lot 21 Bel-Air Subdivision, as of record in Plat Book 6200, Page 87; amended in Book 6250, Page 519, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Kinsey by Quit Claim Deed from Dana Kinsey dated 08/08/03 and filed for record 08/25/03 in Instrument No. 20030825-0123187, Register's Office for Davidson County, Tennessee. See also Quit Claim Deed of record in Instrument No. 20021209-0151298 and Warranty Deed in Book 9898, Page 758.

Subject to all matters of record in the Plan of Record in Plat Book 620, page 87, said Register's Office.
Subject to all matters of record in the Plan of Record in Plat Book 6250, page 519, said Register's Office.

( )Unimproved
(X) Improved property is known as: **2621 Westwood Ave.**
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/31/06 13:50 2 pgs
Fees:13.00 Taxes:815.48

20060831-0107886

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 not 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 ever 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 hand this 28 Aug day of **August, 2006.**

James M. Kinsey

D L MINKLEIN
COMMISSION EXPIRES
NOTARY PUBLIC
09/30/2008
STATE OF WASHINGTON

STATE OF ~~TENNESSEE~~ Washington

COUNTY OF Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James Kinsey, the named bargainor(s), with whom I am personally acquainted and/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 Puyallup, **~~Tennessee~~.** Washington

This 28th day of **August, 2006.**

Notary Public

My Commission Expires: 09/30/08