THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
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Fees:13.00 Taxes:1406.00
20060914-0114166

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO: SAME	PARCEL IDENTIFICATION NUMBER:
RICHARD B TANNER, et ux. 811 Nanearle Place Nashville, TN 37220		16002002200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Casey Brewington

SUBSCRIBED AND SWORN to before me, Chad I. Pearman, by RICHARD BRENT TANNER this 7th day of September, 2006.

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public
My Commission Expires:_____

FOR AND IN CONSIDERATION of the sum of Three Hundred and Eighty Thousand Dollars ($380,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN K. KIRKLAND and wife, SARAH H. KIRKLAND, hereinafter "GRANTORS," have this day bargained and sold and do hereby transfer and convey unto RICHARD B TANNER and wife, JULIE TANNER*, hereinafter "GRANTEES," their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows: *Julie H. Tanner

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Nanearle Acres, as of record in Plat Book 1424, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John K. Kirkland and wife, Sarah H. Kirkland, by deed of record in instrument number 200006290064704, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by the Grantees.
2. Easements of record in Book 3133, page 67 and Book 7338, page 238; and
3. All matters appearing on the Plan of record in Plat Book 1424, page 77, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 7th day of September, 2006.

John Kirkland
JOHN K. KIRKLAND

Sarah H Kirkland by John Keith Kirkland Attorney in Fact
SARAH H. KIRKLAND
BY JOHN K. KIRKLAND, POA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, W. WARNER McNEILLY, III, of said county, JOHN K. KIRKLAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is acting as attorney-in-fact for Sarah H. Kirkland pursuant to a duly executed power of attorney and that he executed the within instrument individually and as attorney–in-fact for Sarah H. Kirkland for the purposes therein contained.

Witness my hand, this 7th day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009