Davidson County DEEDWARR
Recvd: 10/31/06 11:29 2 pgs
Fees:13.00 Taxes:454.73

20061031-0134957

# WARRANTY DEED

B-BP-06-0309

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires October 10, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Miranda Marie Kirk | Franklin American Mortgage | |
| 309 Yorkshire Circle (ADDRESS) | 501 Corporate Centre Drive, Ste. 400 (NAME) (ADDRESS) | 116-11C-54.00CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY S. HOWARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIRANDA MARIE KIRK, UNMARRIED AND JEFFREY D. KIRK, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being building K, Unit 125 of the resubdivision of Lot 2 of Phase IV, Villages of Brentwood as of record in Plat Book 6900, page 614, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFREY S. HOWARD by Warranty Deed from SPENCE B. SMITH AND JACQUELYN MARUSHKA SMITH, HUSBAND AND WIFE of record in Deed Instrument 200209030105648 on August 30, 2002 and filed for record on September 3, 2002 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those in Plat Book 6900, Page 614, and Restrictions of record in Book 7231, Page 789, and Book 7494, Page 689, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 309 Yorkshire Circle, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of October, 2006.

Jeffrey S. Howard

STATE OF Tennessee
COUNTY OF DAVIDSON

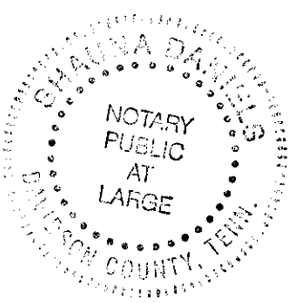
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey S. Howard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL) MY COMMISSION EXPIRES: November 23, 2009




**RETURN TO:**
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903