jtc file 20149-4
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 12:56 2 pgs
Fees:13.00 Taxes:561.29
20061031-0135039

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$151,700.00**.

Charles Wade Kirkham
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2006.

Notary Public

My commission expires: Nov. 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Wade Kirkham	**First Franklin, a division of National City Bank Its Successors and/or assigns**	**Map 142-10B Parcel 107.00CO**
715 Barlin Court	**160 Allegheny Center Mall**	
Nashville, TN 37221	**Pittsburg, PA 15212**	

FOR AND IN 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,

Gertrude Driver, and spouse, and Clarence Driver and Elizabeth R. Driver

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

Charles Wade Kirkham, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Belle Pointe, Phase III, a Planned Unit Development, of record in Plat Book 6250, page 872, and Boundary Plat of record in Plat Book 6250, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gertrude Driver and spouse, Clarence Driver a one-half undivided interest as tenants by the entireties, and Elizabeth R. Driver, unmarried a one-half undivided interest; said half interests as to each other, held as tenants in common by Deed from Neal Lampley, a married man, of record in Instrument No. 20040329-0034992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6689, Page 772, amended in Book 6702, page 409, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, and in Instrument No. 20051027-0130021, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **715 Barlin Court, Nashville, TN 37221**

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 my/our hand(s) this **27th** day of **October, 2006.**

Gertrude Driver
Gertrude Driver

Clarence Driver
Clarence Driver

Elizabeth R. Driver
Elizabeth R. Driver

By: Gertrude Driver
Gertrude Driver, Attorney in Fact
Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gertrude Driver and Clarence Driver,** the bargainors, with whom I am personally acquainted (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 Nashville, Tennessee, this **27th** day of **October, 2006.**

Jennifer L. Johnson
Notary Public

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Gertrude Driver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Elizabeth R. Driver**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Elizabeth R. Driver** for the purpose therein contained, by signing the name of **Elizabeth R. Driver,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2006**.

Jennifer L. Johnson
Notary Public

My Commission expires: Nov. 24, 2007