THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26001-10-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,200.00. Affiant Subscribed and sworn to before me this 10th day of November, 2006. Notary Public My Commission Expires: 8-3-10

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wesley Adams, Susan Adams 328 Blackman Road Nashville, TN 37211	~~New Owners~~ Churchill Mortgage Corp. 1161 Old Hickory Blvd. Ste 401 Brentwood, TN 37027	Map No.147.05-0 Parcel No. 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Kinnane**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley Adams and wife, Susan Adams** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 328 Blackman Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Donna G. Kinnane joins in this conveyance to convey any and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of November, 2006.

Todd Kinnane

Donna G. Kinnane

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Todd Kinnane**, and **Donna G. Kinnane** 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, at office, this 10th day of November, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/14/06 11:35 2 pg
Fees:13.00 Taxes:581.64

20061114-0141276

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section 1 (Revised) Caldwell Hall, as of record in Plat Book 2900, page 58, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd Kinnane and Tim Kinnane by Deed dated August 5, 1986 from Thomas N. Elsberry and wife Kristie B. Elsberry of record in Book 6952, page 304, Register's Office for Davidson County, Tennessee. Being further conveyed to Todd Kinnane by Quitclaim Deed from Tim Kinnane of record in Book 7737, page 897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2900, page 58, Register's Office for Davidson County, Tennessee.