NEW OWNER:

JOHN D. FOUTCH and AILEEN ROSE FOUTCH
1306 GREENWOOD AVE
NASHVILLE, TN

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1658

Map 083
Group 13 0
Parcel 399.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/04/07 09:48 3 pgs
Fees:18.00 Taxes:732.60
20070104-0001521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Eight Thousand and 00/100 Dollars ($198,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LARRY T. KIRK, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN D. FOUTCH and wife, AILEEN ROSE FOUTCH, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit: Being the easterly 33 feet of Lot No. 81 and the westerly 17 feet of Lot No. 82, of Block "J" on the plan of Lindsley Homes Place, of record in Plat Book 2, page 91, Chancery Court in Nashville, described as follows: Said easterly part of Lot No. 81 and the westerly part of Lot No. 82 front 50 feet on the southerly side of Russell Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed unto Larry T. Kirk by Quitclaim Deed from Peter Harrison, dated June 2, 2003, and of record as Instrument No. 20030609-0078966, in the Register's Office for Davidson County, Tennessee. See also Warranty Deed of record as Instrument No. 20010515-0049931.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of December, 2006.

LARRY T. KIRK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY T. KIRK, unmarried,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

My commission expires: 7-27-09

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The actual consideration or value, whichever is greater, for this transfer is **$198,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7-27-09