THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26167-12-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $522,500.00. Patricia Woolwine TTEE Affiant Subscribed and sworn to before me this 16th day of January, 2007. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Patricia Woolwine, Trustee 3506 Woodmont Boulevard Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.19-117.05-0-106.00 Parcel No.

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, **Michael W. Kitzmiller and wife, Jamie C. Kitzmiller**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Woolwine, Trustee of the Long Living Trust, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its 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 3506 Woodmont Boulevard, Nashville, TN 37215

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.

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 16th day of January, 2007.

Michael W. Kitzmiller

Jamie C. Kitzmiller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael W. Kitzmiller and Jamie C. Kitzmiller**, 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 16th day of January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/18/07 13:14 2 pgs
Fees:13.00 Taxes:1933.25

20070118-0007446

EXHIBIT "A"

Land in Davidson County, Tennessee being further described as follows:

Beginning on the northerly margin of Woodmont Boulevard or Avenue, at the southwest corner of the property conveyed to Paul A. Christenson and wife, by deed from S. W. Berger and wife, of record in Book 2396, page 347, Register's Office for said County; thence with said Christenson's westerly line northwardly 371.5 feet, more or less, to the southerly line of the property conveyed to Carl T. Hinrichs and wife, by deed from H. E. Richardson and wife, of record in Book 1198, page 150, said Register's Office; thence with said Hinrichs southerly line westerly 111.13 feet to the northeast corner of the property conveyed to Kennedy Carr Brooks and wife, by deed from Henry E. Richardson and wife, of record in Book 1101, page 372, said Register's Office; thence with said Brooks' easterly line southwardly 362.7 feet to the northerly margin of Woodmont Boulevard or Avenue; then with same eastwardly 115 feet to the beginning.

Being the same property conveyed to Michael W. Kitzmiller and wife, Jamie C. Kitzmiller, by deed dated September 15, 2000, from Carrie D. McAllester, a widow, of record in Instrument No. 20000918-0092486 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2489, page 266, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4083, page 919, Register's Office for Davidson County, Tennessee.