Please record and return to:

Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

WARRANTY DEED

P-06-3904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,600.00

Julie A. Adams
Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2007.

Raquel Neal
Notary Public

MY COMMISSION EXPIRES: 7.25.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027 7/25/2009

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Kyne	XXXXXXXXXXXXXXXXXXXX First Horizon Home Loan Corp	
3904 Murphy Road	(NAME) New Owner	104-05-0-008.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDALL W. TERRELL AND WIFE, TAMI S. TERRELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIM KYNE, UNMARRIED, hereinafter called the Grantees, 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 LOT NO. 19 ON THE MAP OF WEST GROVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO RANDALL W. TERRELL AND WIFE, TAMI S. TERRELL BY QUITCLAIM DEED FROM JOSEPHINE BATES TERRELL, UNMARRIED. RECORDED ON THE 8TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011108-0122761, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3904 Murphy Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/19/07 09:26 2 pgs
Fees:13.00 Taxes:882.82

20070119-0007697

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 12th day of January, 2007.

Randall W. Terrell

Randall W. Terrell

Tami S. Terrell

Tami S. Terrell

STATE OF TENNESSEE

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Randall W. Terrell and wife, Tami S. Terrell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of January, 2007.

Carol T. Baker

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800