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Rosetty Title

PREPARED BY: Home Surety Title and Escrow, LLC, 290 Walnut Bend #6, Cordova, TN 38018 901.737.2100

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 31st day of January, 2007, by and between:

Adam O. Knight and wife, Holly N. Knight, party of the first part, and

Andrew L. Kerr and wife, Ashlie M. Kerr, party of the second part,

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, the part of the first part, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the party of the second part, 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:

BEING LOT 29, ON THE PLAN OF SHEFFIELD ON THE HARPETH, PHASE I, OF RECORD IN BOOK 6900, PAGES 10 AND 11, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED HEREIN BY WARRANTY DEED OF RECORD AT INSTRUMENT NUMBER 20000414-0037873, AS SHOWN IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: 2007 Davidson County Taxes not yet due or payable; Subdivision Restrictions, Building Lines and Easements of record in Plan Book 6900 Pages 10 and 11; By-Laws of record at Book 8146 Page 463; Declaration of Covenants, Conditions and Restrictions at Book 6925 Page 900, Book 7145 Page 954; all are as shown in the Register's Office of Davidson County, Tennessee.

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 the signature of the party of the first part the day and year first above written.

Adam O. Knight

Holly N. Knight

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam O. Knight and Holly N. Knight, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at the office, the 31st day of January, 2007.

Notary Public

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,000.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Mail Tax Bills to:
1ST TRUST BANK FOR SAVINGS
P.O. BOX 17257
MEMPHIS, TN 38187-0257

Property Owner & Address:
Andrew L. Kerr and Ashlie M. Kerr
7204 Wexford Point
Nashville, Tennessee 37221

Subscribed and sworn to before me this the 31st day of January, 2007.

Notary Public

My Commission Expires: 4.4.07

Tax Parcel ID Number: 141150D02900C0

Property Address: 7204 Wexford Point
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 02/12/07 11:59 1 pgs
Fees:13.00 Taxes:880.60

20070212-0017858

File # 20070131