RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

ADDRESS NEW OWNER:
Richard Espenant
Jesse K. Kinman
304 Hancock Street
Nashville, TN 37207

SEND TAX BILL TO:
First Horizon Home Loan Corporation
103 Continental Place #300
Brentwood, TN 37027

MAP & PARCEL NOS.:
08207031600

Davidson County DEEDWARR
Recvd: 02/26/07 14:09 2 pgs
Fees:13.00 Taxes:573.87
20070226-0023656

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John Derck and wife, Karen Derck, and David Derck, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard J. Espenant and Jessie R. Kinman, both unmarried,** as tenants in common with right of survivorship, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of East Nashville Real Estate Co's. Plan of Lots, as of record in Plat Book 57, Page 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Derck and wife, Karen Derck, a one-half undivided interest, and to David Derck, unmarried, a one-half undivided interest, by Warranty Deed dated November 15, 2006, from Willie Mae Evans FKA Willie Mae Lattimore, unmarried, of record in Instrument No. 20061116-0142484, Register's Office for Davidson County, Tennessee.

This is property with a common address of 304 Hancock Street, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumbed by Grantee; (2) The Plan of Record in Book 57, Page 11, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $155,100.00.

Affiant

Subscribed and sworn before me this 23rd day of February, 2007.

My Commission Expires: 03.22.2008

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **February, 2007**.

John Derck by David Derck, Attorney in Fact

Karen Derck by David Derck, Attorney in Fact

David Derck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **David Derck, unmarried,** with whom I am personally acquainted, or who 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 and official seal at office this **23rd** day of **February, 2007.**

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February 2007, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Derck,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of **John Derck and Karen Derck,** and is authorized by them to execute this instrument on their behalves by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20070226000236 54 for John Derck and by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20070226000236 55 for Karen Derck, said Register's Office.

Witness my hand and official seal at office, this 23rd day of February 2007.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

File No. 0702-029.WD