WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/07 12:22 2 pgs
Fees:13.00 Taxes:2201.50
20070302-0025962

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20370-1

The actual consideration or value, whichever is greater, for this transfer is **$595,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven E. Kress **Roberta J. Kress**	**Regions Bank DBA Amsouth Bank**	**145-14-022**
5315 Confederate Drive	**2050 Parkway Office Circle**	
Nashville, TN 37215	**Birmingham, AL 35244**	

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, I,

Judith S. Light, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven E. Kress and Roberta J. Kress, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, Page 136, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard T. Light and Judith S. Light, by Warranty Deed from Virginia C. Outten, an unmarried widow, of record in Book 5311, Page 360, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Judith S. Light, by Quitclaim Deed from Richard T. Light of record in Book 7511, Page 424, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Richard T. Light, spouse of the above named Judith S. Light, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is Improved (X) unimproved (____) property, known as: **5315 Confederate Drive, Nashville, TN 37215**

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 our hands this **28th** day of **February, 2007.**

Judith S. Light

Richard T. Light

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith S. Light and husband, Richard T. Light,** the bargainors 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 and official seal at Nashville, Tennessee, this **28th** day of **February, 2007.**

Notary Public

My Commission Expires: 3/22/09