Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Kateresa Kirby 431 Adair Rd. Nashville TN 37214	[redacted] Countrywide 2021 N. Gallatin Rd. Ste. 280 Madison, TN 37115	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me on 03/30/07

Notary Public

My Commission Expires:_____

Map & Parcel No.
95-11-98

Davidson County DEEDWARR
Recvd: 04/04/07 12:13 2 pgs
Fees:13.00 Taxes:388.50
20070404-0040408

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
July 28, 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Les Lazarus and Dan Heichelbech, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Kateresa Kirby and husband, David Kirby, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 431 Adair Rd., Nashville, TN 37214 County of Davidson

Described property located in Davidson County, Tennessee, to wit:

Lot Number 85 on the Map of Cloverdale, Section 2, as of record in Book 2133, Page 58, said Register's Office and described as follows:

Beginning at a point in the southeasterly margin of Adair Road, the common front corner of Lots 84 and 85; thence eastwardly 143.6 feet to a point; thence southwardly along a broken line 133.3 feet to a point in the northeasterly margin of a private drive; thence along the margin of said private drive 170.6 feet to a concrete monument at the beginning of a curve; thence around said curve northwardly 17.3 feet to a concrete monument on the southeasterly margin of Adair Road; thence along said margin of said road northeastwardly 101.4 feet to the point of beginning.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee, dated 9/15/06 and filed of record in Instrument No. 20060918-0115277, said Register's Office.

OH

This is not now nor has it ever been the primary residence of either seller

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 431 Adair Rd., Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/30/07.

Les Lazarus

Dan Heichelbech

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Les Lazarus and Dan Heichelbech, 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 the 30th day of March, 2007.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

My Commission Expires
July 28, 2007