WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or valuation, this transfer is $362,500.00
Tabatha Edwards
Affiant
Subscribed and sworn to before me
This 28 day of March, 2007
Notary exp: 1-3-

MELISSA CUNDIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm Expires

Address of new owners:
942 Battlefield Dr
Nashville Tn 37204

Send tax bills to:
Lender Pinnacle Bank
211 Commerce St., Ste 3D
Nashville, TN 37201

Map & Parcel:
118-5-158

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we **Micah D. White and Joshua D. White**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirk Wilson Duggan**, Unmarried hereinafter called the Grantee, 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(s) 2 of Block "A" as shown on the map entitled Battlefield Estates, Section 2, of record in Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Less and except that portion taken by the State of Tennessee by Judgment recorded in Book 5008, page 904, said Register's Office.

Being the same property conveyed to MICAH D. WHITE, MARRIED AND JOSHUA D. WHITE, MARRIED, by deed from THE ESTATE OF JAMES L. PERKINS, SR., of record as Instrument No. 20050520-0056911, dated April 29, 2005, said Register's Office.

Subject to Matters shown on the Plan of record in Book 843, Page 904, said register's office.
Deed to state of record in Book 5008, page 904, said register's office.
The 2007 County and/or City property taxes have been prorated between the two parties.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

This was not the marital residence of Micah D. White and wife, or for Joshua D. White and wife.

x The property is improved with an address of: 942 Battlefield Dr. Nashville Tn 37204
OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 04/09/07 12:49 2 pgs
Fees:13.00 Taxes:1341.25
20070409-0041742

Witness our hands this 23 day of March, 2007.

Micah D. White

Joshua D. White by: Micah D. White Attorney In Fact

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 **Micah D. White** ~~**and Joshua D. White**~~, 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 purposed therein contained.

Witness my hand and official seal this 23 day of March, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Micah D. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **Micah D. White** to me known to be the person who executed the foregoing instrument in behalf of **Joshua D. White**, acknowledged that he executed the same as the free act and deed of said **Joshua D. White**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Joshua D. White**, and appearing of record as instrument no. 20070409-0041741, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 23 day of March, 2007.

Tabatha Edwards
Notary Public

My commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007