WARRANTY DEED

AT-20070176

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Lauren M Riddle
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of April, 2007.

Sharon L. Riney
Notary Public

(Affix Seal)

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kim L. Skibbie	SunTrust Mortgage, Inc.	168-00-0 042.00
8290 Old Harding Pike	201 4th Avenue North	
Nashville, TN 37221	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stanton Lane Drinnen and wife, Jaime Gill Drinnen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kim L. Skibbie, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being a Tract of land as shown on Property Map 168 Assessor's Office and lying wholly in Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by Old Harding Pike on the south; Phillip B. Kinnie, Jr. on the west; Thomas Litton Kinnie, Jr. et al on the north and east, more particularly described as follows:

Beginning at a broken witness iron stake on the north side of Old Harding Pike, located N 53 deg 21 min 41 sec E 201.25' from an existing concrete monument on the north side of Old Harding Pike, the south east corner of Lot 18 of Old Harpeth Estates (ref. Platbook 6900, page 119, R.O.D.C. and being in the east line of Phillip B. Kinnie, Jr. (ref. Deed Book 4639, page 85 R.O.D.C.); thence leaving Old Harding Pike and with Kinnie's east line N 13 deg 52 min 27 sec W 237.00' to an iron pin set in the west line of Thomas Linton Kinnie, Jr. et al (ref. Deed Book 9083, page 597 R.O.D.C.); thence leaving Phillip Kinnie and with the lines of Thomas Linton Kinnie N 64 deg 28 min 34 sec E 149.00' to an iron pin set; thence S 25 deg 34 min 37 sec E passing a witness iron pin set at 225.71' in all 250.71' to a point in the center of Old Harding Pike; thence with Old Harding Pike S 64 deg 28 min 35 sec W 201.00' to a point; thence N 13 deg 51 min 27 sec W 19.00' to the point of beginning, containing 1.01 acres, more or less. According to a Survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker road, Fairview, Tennessee 37062 dated April 19, 2007.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

Being the same property conveyed to Stanton Lane Drinnen from Jaime Brett Gill by Quitclaim Deed dated October 11, 2004 and recorded October 15, 2004 in Instrument #20041015-0124354, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 8290 Old Harding Pike, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 20th day of April, 2007

Stanton Lane Drinnen

Jaime Gill Drinnen

Davidson County DEEDWARR
Recvd: 04/24/07 13:05 2 pgs
Fees:13.00 Taxes:703.00

20070424-0048773

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Stanton Lane Drinnen and Jaime Gill Drinnen , the bargainor(s), 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 Williamson, Tennessee, this 20th day of April, 2007.

April G Nichols

Notary Public

My Commission Expires: 6-26-07

