PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

JOB

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of April, 2007, by and between RAY A. POIRRIER and MYRON A. POIRRIER, HUSBAND AND WIFE, hereinafter called Grantors, and KEVIN Y. WARREN and ELIZABETH SALISBURY WARREN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RAY A. POIRRIER and MYRON A. POIRRIER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto KEVIN Y. WARREN and ELIZABETH SALISBURY WARREN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in CHEATHAM County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3932 OLD CLARKSVILLE HIGHWAY, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

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

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Davidson County DEEDWARR
Recvd: 04/24/07 14:30 3 pgs
Fees:18.00 Taxes:318.20
20070424-0048915

Ray A Poirrier
RAY A. POIRRIER
Signature of Seller

Myron A Poirrier
MYRON A. POIRRIER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RAY A. POIRRIER and MYRON A. POIRRIER, HUSBAND AND WIFE, the within named bargainor, 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, at Joelton, Tennessee, **this** 20th **day of April, 2007.**

Howard M. Skipworth
Notary Public

My Commission Expires: 1-26-08

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

KEVIN Y. WARREN and ELIZABETH SALISBURY WARREN
1001 NANTAHALA COURT
ANTIOCH, TN 37013

Property Address:

3932 OLD CLARKSVILLE HIGHWAY, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

SAME AS NEW OWNER

Map & Parcel #: MAP 21, PARCEL 221

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$86000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

D. Annette Maples
Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of **April, 2007.**

Mary Birthright
Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/24/07

Commission Expires NOV. 24, 2007

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8007

EXHIBIT 'A'

BEGINNING at a point at the northwest corner of Old Clarksville Pike and Bidwell Road; thence with the northerly margin of Old Clarksville Pike North 76 degrees 15 minutes West 400 feet to a point; thence North 13 degrees 45 minutes East 330 feet to a point; thence South 87 degrees 30 minutes East 325 feet to the westerly margin of said Bidwell Road; thence South 2 degrees 30 minutes West 400 feet to the point of beginning, containing 3.0 acres more or less.

BEING the same property conveyed to Ray A. Poirrier and wife, Myron A. Porrier, by Deed from J. Sam Harris and wife, Shirley Tomlin Harris, of record in Book 10451, Page 862, Register's Office for CHEATHAM County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 221).