Davidson County DEEDWARR
Recvd: 06/20/07 10:25 2 pgs
Fees:13.00 Taxes:1165.50

20070620-0073570

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

BOX 10-A

Affiant

Subscribed and sworn to before me, this 18th day of June, 2007.

Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kap Yarbrough 126 43rd Avenue North Nashville, TN 37209	SunTrust Mortgage Inc. 201 - 4th Avenue N, 7th FL. Nashville, TN 37219	Map: 103-08 Parcel: 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KIRK L. TANKSLEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **KAP YARBROUGH, an unmarried man**, hereinafter called the Grantee, his heirs, successors 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. 11 on the Plan of C. H. Tritschler's Subdivision of Lots No. 347, 348 and part of Lot 349 on the Plan of West Lawn Subdivision, as of record in Plat Book 843, page 51, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kirk L. Tanksley, by deed from John G. Smith, Jr., married, of record in Instrument No. 20020618-0073502, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) 2007 Davidson County property taxes, a lien not yet due and payable which have been prorated as of the date of this instrument, with the Grantee assuming responsibility for payment of the same; 2) All matters appearing on the Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.

This property is improved property known as 126 43rd Avenue North, Nashville, Tennessee 37209.

Amy Tanksley, the spouse of Kirk L. Tanksley, joins in this conveyance solely to convey any marital interest she may have in the subject property by virtue of her marriage to the said Kirk L. Tanksley.

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, successors and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors 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 hand this 18th day of June, 2007.

KIRK L. TANKSLEY

AMY TANKSLEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIRK L. TANKSLEY and AMY TANKSLEY, 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, this 18th day of June, 2007.

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/25/2010