WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 10:25 2 pgs
Fees:13.00 Taxes:540.20
20070705-0079891

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007

Notary Public: ~~Patricia Nichelle~~

MY COMMISSION EXPIRES: ~~01/24/09~~ Aug 20, 2007
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bonnie Jean Brozik	Sunhust Mortgage	Map 162
191 Townes Dr.	P.O. Box 26119	Group 06-0
Nashville, TN 37211	Richmond VA 23260	Parcel 286

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alan T. Kirby and wife, Wyndee L. Kirby

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bonnie Jean Brozik and husband, Jarret Lee Brozik

hereinafter called the GRANTEES, 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 No. 58, on the Plan of Valley Green of record in Book 4460, Page 97, Register's Office for said County.

Said Lot No. 58 fronts 101.13 feet on the southerly margin of Townes Drive and extends back 132.50 feet on the easterly line and 128.05 feet on the westerly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Alan T. Kirby and wife, Wyndee L. Kirby by deed from Joyce D. McClaran, of record in Book 10281, Page 3 and re-recorded in Instrument 20031118-0167994 , dated November 25, 1996 and recorded December 5, 1996 and re-recorded November 18, 2003 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 191 Townes Dr., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of June, 2007.

Alan T. Kirby

Wyndee L. Kirby

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 Alan T. Kirby and Wyndee L. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2007.

Patricia Nicholls
NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.